Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0732
30 Church Street, Warnham, West Sussex, RH12 3QR

DESCRIPTION:
Demolition of existing boundary wall and erection of a new boundary wall relocated to the boundary extents of the curtilage to the property.

RELEVANT PLANNING HISTORY
None relevant

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

Warnham Neighbourhood Development Plan 2017-2031
Policy W5: Design of residential development

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
Natural England: Standing Advice:-

It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

HDC Design and Conservation: No objection

Parish Comments:
Warnham Parish Council raised no objection to the application. However, raise concerns over the pedestrians during the construction phase.

Representations:
1 letter of representation received in support of the application.

HUMAN RIGHTS AND EQUALITY:
The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT
The application has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties, available images and photographs supplied by the agent. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policy 32 and 33 of the HDPF seeks to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

Policy W5 of the NP states that development will be supported where they demonstrate high quality design that is in keeping with the scale and existing character of buildings and layout in the area.

The application seeks planning permission for the demolition of the existing boundary wall and for the erection of a new boundary wall, sited to the reflect the boundary line of the site, in contrast to the existing arrangement which is set back from the edge of the footway. The boundary wall would be reflective of the existing scale and design with the revised siting not resulting in any harmful loss of openness to the wider surrounds. The proposal would have no adverse impacts on the Warnham Conservation Area, the character and appearance of which would be preserved. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Impact on Neighbouring Amenity

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

It is considered that the siting and layout of the proposed boundary wall and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

It is noted that construction works have potential to disrupt movement along the adjoining pavement. This disruption falls outside of the application site boundaries and may need a licence from the Local Highway Authority prior to any works taking place, particularly as there appears to be a retaining wall element to the boundary. The applicant is advised of this by way of an informative. For these reasons it is considered that any short term disruption would not be a reason to refuse planning permission.

Water Neutrality

There is no clear or compelling evidence to suggest the nature and scale of the proposed development

would result in a more intensive occupation of the dwelling necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Conclusion

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved proposed details plan drawing numbered PL/621/01.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT
The applicant is advised to contact the Local Highway Authority, West Sussex County Council, to discuss any further consents which may be required in respect of building adjacent to a highway and any storage of materials outside of the site boundaries; tel no: 01243 642105 or visit https://www.westsussex.gov.uk/ for information.

POSITIVE AND PROACTIVE STATEMENT
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/24/0732
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Block plan	Existing photo and proposed wall	PL/621/01	09.05.2024
Design & Access Statement	Heritage	NONE	09.05.2024
Location plan		PL/621/02	09.05.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 27.06.2024

Authorising Officer sign/initial Guy Everest Date: 04.07.2024