Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1363
Barn Owls, Horsham Road, Cowfold, West Sussex, RH13 8AL

DESCRIPTION:
Installation of solar panels to the barns south elevation and re-roof the north, east and south elevations. Installation of solar panels to the east and west elevations and re roof of the garage. Installation of air source heat pump within the garden area. Erection of a single storey side extension to the garage (Part retrospective). Installation of cladding to main property (Retrospective).
RELEVANT PLANNING HISTORY
None relevant

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 25- Strategic Policy: The Natural Environment and Landscape Character
Policy 28- Replacement Dwellings and House Extensions in the Countryside
Policy 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction

Neighbourhood Plan:
Cowfold Parish have produced a neighbourhood plan which have been subject to successful Examination but cannot proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations. Further work has subsequently been undertaken with a Decision Statement recommending the plan proceed to Referendum published on 8 November 2024.

Policy 9: Residential Development Principles

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.

Newt Officer: The proposed development is not considered to be relevant to the District Licensing Scheme in this case and there would be no likely impact on great crested newts or their habitats.

Parish Comments:
Cowfold Parish Council supports this planning application.

Representations:
None received

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 proposal would involve the installation of solar panels to the barns south elevation and re-roof the north, east and south elevations. The development would also include the installation of solar panels to the east, west elevations and re-roof the garage. An air source heat pump would be installed within the garden area. The application also relates to part retrospective permission for the erection of a single storey side extension to the garage and retrospective permission for the installation of cladding to main property.

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

Policies 32 and 33 of the HDPF seek 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.

The garage extension incorporates a catslide roof form which is of modest scale and proportions with the outbuilding remaining clearly subservient to the principal dwelling. The proposed materials, including the new cladding and roof tiles, would reflect the existing and are considered appropriate in this location.

The application includes solar panels to the garage outbuilding and to the rear roof slope of the dwellinghouse. The solar panels would be contained within the respective roof slopes and would not appear harmfully intrusive in views from surrounding properties or land.

The air source heat pump is sited in close proximity to the detached garage, with this siting together with the dimensions of the unit such that no adverse visual impact would arise from this element of the proposal.

Overall, development is considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling, and which would not harm the character or appearance of the wider area. 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 development and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

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.

Biodiversity Net Gain

Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). This requires that development must achieve at least 10% BNG on all habitats within the development site.

The development does not need to demonstrate Biodiversity Net Gain, as householder and retrospective applications are exempt. A householder application is defined within article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, as development within the residential curtilage for purposes incidental to the enjoyment of the dwellinghouse. It is considered that the installation of ground mount solar array would be a development incidental to the enjoyment of the dwellinghouse.

Other Considerations

Policy 37 of the HDPF encourages development to deliver sustainable design, by incorporating measures that maximise energy efficiency and integrate the use of decentralised, renewable and low carbon energy. Policies 35 and 36 of the HDPF requires all development to contribute to clean, efficient energy, including the use of decentralised, renewable and low carbon energy supply systems.

The solar panels and heat pump would reduce the applicant’s dependence on centralised and carbon-based energy by introducing the use of decentralised renewable energy, contributing to the efficient and sustainable use of resources which would be supported by the above policies.

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 application form and approved plans.

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).

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/24/1363

(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		NO.3.1	18.09.2024
Elevation & Floor plan	Existing	NO.1.1	18.09.2024
Elevation & Floor plan	Proposed	NO.2.1	18.09.2024
Location plan		NONE	18.09.2024
Supporting Docs	Application Form	NONE	06.09.2024

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 11.11.2024

Authorising Officer sign/initial Guy Everest Date: 13.11.2024