Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

OFFICER CHECKLIST	
WEEK ONE (Date Valid)	**22nd July 2024**
Check Neighbours	☒
Check Consultations (including newts) / Press List	☒
Check Description, Plans and Supporting Documents	☒
Print and Display Site Notice (if required)	☐
WEEK TWO (+7)	**29th July 2024**
Visit Site or request site visit photos (in accordance with Site Visit Guidance Note)	☒
Draft HRA / AA if necessary. If the water statement is insufficient discuss with TL / PPO whether to discuss / accept amendments to the strategy.	☐
Instruct Legal if s106 required (with prior TL / PPO agreement)	☐
WEEK THREE (+14)	**5th August 2024**
If amendments are likely to be needed discuss with TL / PPO (N.B. Only minor amendments will be accepted in accordance with the Amendment Guidance). When requesting amendments give clear deadline (i.e. start of week 5).	☐
WEEK FOUR (+21)	**12th August 2024**
If no amendments required, contact agent / applicant with update on progress.	☒
Confirm whether delegated or committee decision (re: parish and neighbour representations)	☒
WEEK FIVE (+28)	**19th August 2024**
14-day re-consultation letters to be sent on any amended plans	☐
Prepare draft report	☒
WEEK SIX (+35)	**26th August 2024**
Check 35-day Cllr call-in for Committee	☐
If decision based on original plans, report to be drafted and submitted for sign off	☒
WEEK SEVEN (+42)	**2nd September 2024**
If decision based on amended plans, report to be drafted and submitted for sign off	☐
Reason for EOT	☐

APPLICATION NO./ADDRESS:

DC/24/1116
Gable Cottage , Littleworth Lane, Partridge Green, West Sussex, RH13 8JF

DESCRIPTION:

Erection of a two storey extension with associated alterations and erection of a detached garage.

RELEVANT PLANNING HISTORY:

WG/21/98	Construction of 2 dormer windows to front elevation Site: Gable Cottage Littleworth Lane Partridge Green	Application Permitted on 22.06.1998

WG/29/89	Improvement of existing access (From old Planning History)	Application Permitted on 16.05.1989
WG/20/51	Erection of garage, implement and apple store (From old Planning History)	Application Permitted on 01.02.1952

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 26- Strategic Policy: Countryside Protection
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 41- Parking

West Grinstead Parish Neighbourhood Plan 2019-2031 (WGNP)
Chapter 6 – Housing

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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.

Parish Comments:

West Grinstead Parish Council has raised no objections.

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

This application is for the erection of a two-storey extension with associated alterations and the erection of a detached garage, at Gable Cottage, Littleworth Lane, Partridge Green, West Sussex. Gable Cottage is a detached dwelling on a large plot, which is set back from the highway. The property is located on the rural Littleworth Lane, which is situated outside of the built-up area boundary.

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 28 of the Horsham District Planning Framework (HDPF) states that outside the defined built-up area, house extension will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. Ancillary accommodation and garaging will be required to meet with all other appropriate policies, particularly design principles, and demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site. The size of any new outbuilding should have regard to the dwelling they serve and should be grouped with the house.

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.

Chapter 6 of the WGNP aims to protect, enhance and sustain the rural character of West Grinstead and its surrounding environment.

The proposed two-storey extension would be a substantial addition to the existing dwelling, however given the property's sizeable curtilage, would not appear unduly prominent or intrusive and would be comfortably accommodated within the residential curtilage. Whilst the proposed extension would protrude further than the property's rear elevation, it would not protrude further than the principal elevation. The ridge line of the proposed roof would be the same height as the existing roof, therefore following the existing built line and ensuring no increased height of the dwelling. Furthermore, the design of the extension would ensure conformity with the existing dwelling. This coupled with the property being set back from the highway, would ensure little impact on the street scene.

The proposed garage would be situated forward of the principal elevation of the dwelling but despite this, would be grouped well with the dwelling. The surrounding street scene has established character and build patterns, which include detached garages also forward of the principal elevations of dwellings. With this in mind, the introduction of this proposed garage, would not be harmful to the character or appearance of the wider area.

Whilst the materials of both the proposed extension and garage do not match the existing dwellinghouse, there is a mixture of material pallets within the immediate surroundings. Given this variation of materials, there would be little impact on the street scene or wider area.

The proposals would be a subservient addition and are 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 noted no letters of representation have been received objecting to the proposed development. The proposed extension would be situated approximately 8 metres from the property's southern boundary, with three roof lights proposed on the southern elevation. Given the type of window and its proposed siting approximately 5.5 metres from ground level, it is not expected that these windows would give rise to any potential overlooking or loss of privacy issues. The only additional windows on the first floor, being situated on the eastern and western elevations, also do not give rise to any potential overlooking or loss of privacy issues, due to the presence of the windows on the existing dwelling.

The design of the proposed garage, whilst situated approximately one metre from the property's northern boundary, is considered to be set at a sufficient distance from the neighbouring property Touchwood to not present any loss of light issues.

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

Highways Impact

Policy 41 of the HDPF states that adequate parking and facilities must be provided within developments to meet the needs of anticipated users. Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere or the need for the development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

The proposed development will result in some of the property's driveway being removed, to accommodate the proposed garage, however a sizeable area of the driveway will remain, allowing for off-street parking for multiple vehicles.

WSCC Guidance on Parking at New Developments recommends that garage spaces are 6m x 3m for the use of parking a vehicle. This proposal, though only 5.4 metres x 3.1 metres, will still represent a sizeable garage and given the reasons detailed above, the proposed development will not decrease parking provision and is therefore satisfactory in respect of Policy 41 of the HDPF.

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 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).

4 **Regulatory Condition:** The garage building hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of Gable Cottage (as identified on the approved plans) and shall not be used as a separate unit of accommodation or commercial use.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 32 and 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/24/1116
(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
Location & Block plan	Block and Location Plan	2.00	22.07.2024
Floor plan	Proposed Plans	2.01 REV B	22.07.2024
Elevation plan	Proposed Elevations	2.02 REV B	22.07.2024
Elevation & Floor plan	Proposed Garage Plans and Elevations	2.03 REV B	22.07.2024

DELEGATED

Case Officer sign/initial Sam Nye Date: 12/09/2024

Authorising Officer sign/initial Tamara Dale Date: 12.09.2024