Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1329
Hatches House, East Street, West Chiltington, West Sussex, RH20 2JY

DESCRIPTION:

Creation of vehicular access to East Street.

RELEVANT PLANNING HISTORY:

DC/19/1041	Creation of vehicular access to East Street.	Application Permitted on 04.09.2019
DC/20/0514	Conversion of outbuildings to separate two storey dwelling	Application Permitted on 06.05.2020
DC/22/1145	Variation of Condition 1 and 11 of previously approved application DC/20/0514 (Conversion of outbuildings to separate two storey dwelling) to allow for amendments to the single storey element.	Application Permitted on 06.10.2022
DC/22/1209	Non material amendment to previously approved application DC/20/0514 (Conversion of outbuildings to separate two storey dwelling) to allow amendments to appearance and location of windows/doors, extension of footprint, roof amendments and replacement of the garage and shed with habitable space.	Withdrawn Application on 28.07.2022
DC/22/0851	Non Material Amendment to previously approved application DC/20/0514 (Conversion of outbuildings to separate two storey dwelling) to allow for, replacement of garage and shed with habitable space, provision of parking in the courtyard, extend the footprint and associated alterations to roof, alterations to doors, addition of conservation rooflights, addition of sunken terrace.	Application Refused on 08.06.2022
DC/24/1328	Non Material Amendment to previously approved application DC/20/0514 (Conversion of outbuildings to separate two storey dwelling) to alter the raised height of roof, extent of doors to sunken terrace reduced, brick chimney removed, additional glazed door added, bedroom 2 ensuite removed, sunken terrace extended, bedroom 4 added, rooflight added and location altered and lead rolled roof added.	Pending

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
Policy 34- Cultural and Heritage Assets
Policy 40- Sustainable Transport
Policy 41- Parking

Neighbourhood Plan:
West Chiltington Neighbourhood Plan has been submitted in draft form. The Council is in the process of considering whether the plan meets the Basic Conditions and can progress to Regulation 16 consultation and formal examination.

West Chiltington Common Parish Design Statement

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

WSCC Highways:
The Highway Authority does not consider the proposals to have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, and there are considered to be no transport grounds to resist the application.

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: Objection

- The additional access to East Street is unnecessary and would have a significantly detrimental impact on the traffic and parking on the street, particularly around school drop off and pick up times. The visual splays for access and egress will be used for parking and unnecessary danger will be created for other road users and pedestrians including many school children.
- The street scene would be negatively affected by the loss of the continuous flint wall and insertion of (sub)urban-style automated gates in this old part of the village.
- There are serious concerns about the impact of the proposed new access to the drainage culvert that runs along that stretch of road. The Parish Council has spent a significant amount of money (through Operation Watershed) trying to remedy the regular flooding that takes place in that area. It is feared that the proposed development would undermine those works and make the flooding even worse.

Representations:

One neighbouring 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 proposes to insert a new opening in the existing flint boundary wall to allow a new access to be created from East Street and the provision of off-street parking within the curtilage of the dwelling. This application is a resubmission of the lapsed planning permission DC/19/1041 which hasn't yet been implemented.

Character and Appearance

The existing flint wall is an attractive feature of the street scene and makes a positive contribution to the character of the locality. The wider street scene includes front boundary treatments which vary in appearance, comprising both brick walls and hedgerows. This frontage is not though continuous and there are a number of vehicular accesses at intermittent points throughout the street scene. In this context it is considered that the creation of a further opening and the associated hard surfacing over the existing grass verge would not appear incongruous, with the width of the opening and associated access considered modest. It is therefore considered that the removal of a section of the existing flint boundary wall and creation of a vehicular access, as has already occurred to the neighbouring property (Hatches Cottage) and has previously been permitted for Hatches House under DC/19/1041, is acceptable.

The submitted plans include the erection of a new automatic sliding gate set back 6 metres from the road edge. As with the previous permission ref. DC/19/1041, an informative is recommended to advise that planning permission would be needed for this means of enclosure (i.e. a gate) which exceeded 1 metre in height.

Parking and turning area surfacing, including two parking bays, is proposed as porous/permeable. Given the surrounding character, an area of hardstanding over the front curtilage and largely obscured by the retained flint boundary wall would be in keeping with the established character and appearance of the street scene.

The principle of development has been established in the previous permission ref. DC/19/1041, and given the existing street scene, although a section of the wall would be lost there is not considered to be an unacceptable visual impact and would accord with the policies 32 and 33 of the HDPF.

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 scale, siting and layout of the proposed alterations would be sufficient to prevent any significant impact on the amenities of adjoining occupiers, with normal domestic use of the access, in association with the existing dwelling, unlikely to result in significant potential for harmful levels of noise or disturbance. It is noted that no neighbouring representations of objection have been received, and one neighbouring representation of support.

Highways

East Street is a C-class road subject to a 20mph speed limit at this point. The proposed access would provide sufficient visibility over the highway with sufficient space within the curtilage of the site for parking and turning, as such there are no safety concerns regarding the proposal. The Highway Authority does not therefore consider the proposals to have an unacceptable impact on highway safety

or result in 'severe' cumulative impacts on the operation of the highway network, and there are considered to be no transport grounds to resist the application. It is considered that the proposals comply with Policies 33 and 41 of the Horsham District Planning Framework (2015).

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 existing flint wall shall be retained either side of the access hereby permitted and shall be retained as such thereafter. All new and disturbed surfaces shall be made good at the time of works using materials of matching composition, form and finish to those of the existing front boundary wall.

Reason: To preserve the character and appearance of the site and surrounding area and to comply with policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT
The applicant is advised that any front boundary wall, fence or gate above 1 metre in height would require planning permission.

The applicant is also advised that if the parking area is constructed from gravel, a travel trap or area of block paving or other bound material should be provided at the point of access onto East Street, on land within the applicant's control and not on publicly maintained highway. In addition, any hardsurface in excess of 5 square metres to the front curtilage which is not made of porous material would require planning permission.

NOTE TO APPLICANT
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the WSCC Highway Authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:
http://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-orvehicle-crossovers-for-driveways-licence/

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/24/1329
(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 & Site plan	Location & Site Plan	21-030 HCH MHA ZZ ZZ DR A 0300 P01	25.09.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 21.10.2024

Authorising Officer sign/initial Tamara Dale Date: 28.10.2024