DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/1800
Three Cornered Platt, Cowfold Road, West Grinstead, West Sussex, RH13 8LY

DESCRIPTION:
Demolition of existing conservatory and lean-to porch. Erection of a single storey rear extension with rear porch. Erection of a porch and entrance door to west elevation. Replacement of existing boundary fencing and replacement with new 2m high timber acoustic fence.

RELEVANT PLANNING HISTORY:

DC/21/0063	Erection of a single storey link extension and alterations to existing dwelling. Part change of use from Class B8 (Storage or distribution) to Class CE(a) (as commercial showroom) and the change of use of existing residential annexe to form one self-contained unit of holiday accommodation (Class C3). Erection of carport.	Application Permitted on 15.03.2021
DC/14/0016	Non-material amendment to DC/13/0425 (Erection of a green oak car port) to raise the overall height of the carport to simplify the ridge line of the roof	Application Permitted on 06.02.2014
DC/13/0425	Erection of green oak car port	Application Permitted on 14.05.2013
DC/09/1349	Rebuild fire damaged commercial outbuildings and creation of domestic annexe in part of outbuilding and link to main dwelling with small kitchen extension	Application Permitted on 17.09.2009
WG/28/77	Divide living accommodation into 2 residences. one to go with shop and one to form maisonette. divide garden. (From old Planning History)	Application Permitted on 27.10.1977

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

West Grinstead Neighbourhood Plan
Policies 1-9

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:
HDC Arboriculture: No Objection. The principal landscape feature of the property is the mature oak tree adjacent to the vehicle access. The tree has a reduced, managed crown form, due to its close proximity to the adjacent power line pole and overhead lines. The replacement of the fencing on the same alignment as existing will not foreseeably require any significant additional excavations for post holes etc. that may impact upon the oak tree or be of detriment to other roadside vegetation.

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:
No Objection

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 application site is the south side of the A272 (Cowfold Road) in a location that is characterised by a mix of residential and commercial properties of varying form located on both sides of the highway. The site is however outside of any built up boundary area and so is a countryside location in terms of planning policy. The overall site is approximately one acre and contains a residential semi-detached property at the northeast corner of the site adjacent to the highway, and further residential building immediately behind and further outbuildings set back from the highway which include use in association with Middleton Bespoke Kitchens commercial showroom and there is holiday letting annex accommodation on site.

To the west of the site the Downslink PROW runs north to south. Boundary treatment to the front consists of closeboard timber fencing approx 1.8m-2m in height, and along the western boundary with the PROW there are trees and thick vegetation.

Planning permission is sought for the demolition of an existing conservatory and lean-to porch at the rear (south) of the residential semi-detached property at the front northeast corner of the site. The proposal is for the erection of a single-storey rear (south) extension to provide extended kitchen/dining room/living space with rear porch to the south elevation. The rear extension to have a pitched roof around the edges with central flat area and rooflight. (3.4m height; 2.6m eaves height approx). The porch roof to be flat 2.6m height with rooflight and to link to the adjacent existing annex residential accommodation currently used as holiday let. Materials to consist of brickwork to match existing. Plain tile to match close existing & part flat roof set behind parapet with mono-ridge. Metal seamed flat roof to rear porch. PPC aluminium DG patio doors. Timber front doors. DG casement windows. A cherry tree is to be removed to the rear of the existing.

Also proposed is the erection of a new porch and entrance door to the west elevation, the porch to be open with brick plinth 2m width, 1.2m projection, with dual pitched tiled roof to 3.9m height (2.4m eaves height).

Also proposed is the replacement of existing front timber boundary fencing with new 2m high timber acoustic fence.

Character and Appearance

Policy 28 of the Horsham District Planning Framework (HDPF) relates to extensions and redevelopment of dwellings in the countryside, stating that:

"*Outside the defined built-up areas house extensions, replacement dwellings and ancillary accommodation will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition:*

3. 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. The use of ancillary accommodation as a separate dwelling will not be supported, and

4. Garages and any new outbuildings should have regard to the dwelling they serve and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported."

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 rear extension would replace existing rear elements and although there would be an increased amount of built form the proposals would be clearly subservient additions 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. The existing use of materials consists of brickwork, plain tile to main roof & part flat roof, and a mix of aluminium, timber and upvc framed windows, some double glazed, some with secondary glazing. The proposed use of materials would largely match existing and would be considered acceptable.

The replacement front fence would be slightly higher than the existing, with the proposed siting obscuring a greater part of the site's frontage. The resulting arrangement would not though be so dissimilar to the existing as to amount to a degree of harm which would warrant a refusal of planning permission. The fence would not appear as an unduly intrusive or dominant feature in the street scene and there would be no adverse impact on the prevailing character or appearance of the locality.

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 extension and new fence line, 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.

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 and finishes of all new external walls, windows and roofs of the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: 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/23/1800
(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 plan		27_300	27.09.2023
Floor plan	Existing	27_302	27.09.2023
Elevation plan	Existing	27_303	27.09.2023
Floor plan	Proposed	27_304	27.09.2023
Elevation plan	Proposed	27_305	27.09.2023
Details plan	Fencing Details Front Boundary to Highway	27_306	27.09.2023
Block plan		27_301	27.09.2023
Supporting Docs	Application Form	NONE	27.09.2023

DELEGATED

Case Officer sign/initial Steve Astles Date: 20.11.2023

Authorising Officer sign/initial Guy Everest Date: 22.11.2023