Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1559
23 Oak Apple Close, Cowfold, West Sussex, RH13 8RU

DESCRIPTION:
Erection of a single storey side and rear wraparound extension.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles

Neighbourhood Plan:
Cowfold Parish have produced a neighbourhood plan which have been subject to successful Examination but was delayed proceeding to Referendum due to Water Neutrality and the Habitat Regulations. The Council issued a Decision Statement on 8 November 2024 recommending the plan proceed to Referendum, with details on the Referendum to be announced shortly. Of relevance to this application is: -
Policy 9: Residential Development Principles

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Quality
Policy 20: Development Principles

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:
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:
Cowfold Parish Council made comments in support of the 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:

Character and Appearance

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.

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 application seeks planning permission for the erection of a single storey side and rear wraparound extension. The proposal would be a clearly subservient addition and would appear coherent and sympathetic additions with sufficient separation retained around the extended building and site boundaries. The proposal is considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling. As a result, it is considered that the proposed extensions would not create a building which would appear unsightly or discordant in relation to the surroundings. It is also considered that given the mixture of building forms and designs making up the dwellings within the vicinity, the proposal is considered acceptable in respect of the impact on visual amenity. 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 the resulting relationship with adjoining properties, which in the case of the adjoining property within the pair has been similarly extended to the rear, would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Highways

Policy 41 of the HDPF relates to parking, and states that 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 proposal includes the conversion of the rear section of an existing side garage to living accommodation, with the front section retained for storage. The existing garage appears to be undersized in relation to modern standards, with 1 off-street parking space provided on an existing hardstanding. This space would be retained with an expectation that any further parking demand would take place on surrounding streets. This appears to reflect the existing arrangement at the site and the proposal would not result in additional bedrooms or be expected to increase occupancy levels.

It is not considered that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, and any demand for street parking would not result in unacceptable harm to amenity. As such there are no transport grounds to resist the proposal.

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

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

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/24/1559
(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	Location plan	NONE	08.10.2024
Location plan	Location plan	0179-SP-XX-XX-DR-A-1000 REV P3	08.10.2024
Site plan	Existing	0179-SP-XX-XX-DR-A-1002 REV P3	08.10.2024
Site plan	Proposed	0179-SP-XX-XX-DR-A-1102 REV P3	08.10.2024
Site plan	Existing and proposed	0179-SP-XX-XX-DR-A-1001 REV P3	08.10.2024
Elevation plan	Existing	0179-SP-XX-XX-DR-A-2001 REV P3	08.10.2024
Floor plan	Existing	0179-SP-XX-XX-DR-A-1003 REV P3	08.10.2024
Elevation plan	Proposed	0179-SP-XX-XX-DR-A-2101 REV P3	08.10.2024
Floor plan	Proposed	0179-SP-XX-XX-DR-A-1103 REV P3	08.10.2024
Supporting Docs	Application Form	NONE	08.10.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 22.11.2024

Authorising Officer sign/initial Guy Everest Date: 27.11.2024