Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1501
13 Browns Lane, Storrington, West Sussex, RH20 4LG

DESCRIPTION:
Installation of an air source heat pump to the side elevation.

RELEVANT PLANNING HISTORY:

DC/08/1063	Replacement single-storey rear extension	Application Permitted on 24.06.2008

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

Storrington, Sullington & Washington Neighbourhood Plan 2018-2031:
Policy 14 - Design

Storrington & Sullington Parish Design Statement

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality

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.

HDC Environmental Health: (Original Comments) Concerns were raised by HDC's Environmental Health Officer regarding the proximity of the air source heat pump to the overlooking first floor windows of the adjacent dwelling to the east of the application site. It is recommended that the ASHP be moved further along the wall to increase the distance between the ASHP and the closest neighbouring first floor windows.

Parish Comments:
Objects for the following reasons: -

- The air source heat pump would produce constant noise in the very built-up area.
- The air source heat pump would appear intrusive to the neighbouring property.

(*N.B. No comments were received on the revised siting*)

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

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.

Policy 14 of the SSWNP requires development proposals to reflect the architectural and historic character and scale of the surrounding buildings and landscape.

The proposal relates to the installation of an air source heat pump to the side (east) elevation of the two-storey end terrace at 13 Browns Lane, Storrington, within in the built-up area boundary of Storrington. As part of the application process amended plans were received, which sited the proposed air source heat pump to the end of the eastern side elevation of an existing single-storey rear extension (as constructed under ref: DC/08/1063); interested parties were re-consulted on this amended siting.

The siting and scale of the proposed installation is such that it would not be visually prominent or incongruous in views from surrounding properties and land, such that there would be no adverse visual impact, in accordance 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.

As originally submitted the Council's Environmental Health Team advised that the original location, in closer proximity to first-floor side facing windows to the neighbour, could lead to noise disturbance, and recommended an alternative siting. The applicant subsequently amended the proposal, with the siting now further to the rear of the dwelling.

This arrangement would increase the separation between the proposed air source heat pump and neighbouring window openings such that the potential for noise disturbance would be appreciably reduced. It is considered, taking into account the siting, existing screening and the resulting relationship with surrounding properties and land, that no unacceptable harm is likely to result from the proposal and that no conditions are necessary to mitigate impact(s). The amenity impacts are therefore considered acceptable and in accordance with the above policy.

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.

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/24/1501
(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
Elevation plan	Existing and Proposed	NONE	26.02.2025
Block plan		NONE	14.02.2025
Floor plan	Existing and Proposed	NONE	02.03.2025
Supporting Docs	TECHNICAL SPECIFICATIONS	NONE	19.12.2024
Location plan		NONE	30.09.2024

DELEGATED

Case Officer sign/initial Joshua Lee Date: 06.03.2025

Authorising Officer sign/initial Guy Everest Date: 10.03.2025