Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0351
Tea Caddy Cottages , Worthing Road, West Grinstead, West Sussex, RH13 8LG

DESCRIPTION:

Demolition of existing outbuilding and erection of a replacement outbuilding for use as primary accommodation ancillary to the main dwelling

RELEVANT PLANNING HISTORY:

DC/21/1857	Non Material Amendment to previously approved application DC/20/1294 (Demolition of existing commercial building and C3 dwellinghouse and erection of 2No. C3 dwellings) to allow for the provision of a patio in place of fence, the removal of two windows, and installation of enlarged patio doors.	Application Permitted on 02.09.2021
DISC/21/0223	Approval of details reserved by condition 4, 5, 6, 7, 8, 9, 10 and 14 on application DC/20/1294	Split Decision on 30.11.2021
DISC/21/0243	Approval of details reserved by condition 4, 5, 6, 7, 8, 9, 10 and 14 on application DC/20/1294.	Withdrawn Application on 15.09.2021

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 - Strategic Policy: The Natural Environment and Landscape Character
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

Neighbourhood Plan:
The West Grinstead Neighbourhood Plan was formally made on 23 June 2021.

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

Natural England: No Objection

Concur with the conclusion of your authority's HRA appropriate assessment insofar that adverse effects on the integrity of the Arun Valley Designated sites can be ruled out, as such: No objections subject to

the: delivery, management and maintenance of measures identified in the water neutrality statement to achieve water neutrality.

Nature Space: No Objection

The proposed development is not considered to be relevant to the District Licensing Scheme in this case and we consider there would be no likely impact on great crested newts or their habitats. I therefore have no comments to make at this time.

Parish Comments:

None received

Representations:

Two letters of representation received in support of the application for the following reasons:

- The development will enhance the property.

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 has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties, and available images. These details were considered sufficient to allow the application to be properly considered and determined.

Principle of Development

Policy 28 of the Horsham District Planning Framework (HDPF) states that outside the defined built-up areas, ancillary accommodation will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition, ancillary accommodation 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 for conversion on the site. The size of any new outbuilding should have regard to the dwelling they serve and should be grouped with the use. The use of ancillary accommodation as a separate dwelling will not be supported.

The application relates to the provision of a 1-bed ancillary annexe located to the north-east of the host dwelling. The Planning Statement outlines that the proposed accommodation would provide habitable accommodation for a family member. The proposal would be located within the curtilage of the residential dwelling and is considered to be accommodated appropriately within the curtilage of the existing dwelling. Whilst the proposal would be set away from the host dwelling, it is considered to share an acceptable physical relationship. For these reasons, the proposal is considered acceptable in principle, subject to a condition limiting the use of the building to ancillary purposes.

Character and Appearance

Policy 28 of the Horsham District Planning Framework (HDPF) seeks to ensure that any replacement dwellings, house extensions, outbuildings and ancillary accommodation are of an appropriate scale, siting and design, and have due regard to the countryside setting and the existing dwelling.

Policies 32 and 33 of the HDPF seek to ensure that the development in the district promotes high standard/high quality design in order to enhance and protect locally distinctive characters such as landscaping (both within a scheme and having regard to the impact on surrounding landscapes) and considerations on the local, social, and environmental characteristics. It also seeks to ensure that the scale, massing and appearance of the development and layout (where relevant) 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.

Tea Caddy Cottages are set back from the main highway with neighbouring properties located sporadically. The frontage of the site is modest with direct views of the front of the property from beyond the front gates, the side and remaining front is screened by shrubs/hedges.

The proposed outbuilding would measure some 10m in length to the north-eastern side by 8m to the east by 6m to the southwestern side and 4m at the L position of the building and would have a shallow pitched roof design. The development is considered to be of an appropriate design, form and scale in relation to the main dwelling, and as a result would effectively integrate with the existing character of the building. The proposal would not result in the harmful addition and there would be no adverse impact on the site. The surrounding properties are highly variable in form, scale and design and in this context the siting of the development would not have any adverse impact on the character or appearance of the site or the wider surrounding countryside area.

Overall, the outbuilding is considered appropriately designed and scaled, would be a sympathetic addition to the site when viewed against the main property and given the size of the plot in which the host property sits. The outbuilding would not be clearly visible from a public vantage point and as such would not have a detrimental impact on the main property or the wider area.

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.

Due to the positioning of the building and proximity to the boundaries, no issues of overlooking, overshadowing, or overbearing is envisaged to the adjoining and neighbouring properties. As such, taking the above points into account, the proposal is considered to be acceptable on privacy and amenity grounds.

There is no evidence to suggest that the proposed building would be used for anything other than as ancillary to the main building. A condition is recommended to ensure that this is the case, and it is considered that the use of the building in connection with the main dwelling would not be expected to generate harmful levels of noise or disturbance for occupants of adjoining properties.

Water Neutrality

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

The proposal falls within the Sussex North Water Supply Zone and thus the proposed change of use may result in a greater level of water abstraction than the site presently generates. Natural England therefore require that the proposal demonstrates water neutrality or that it should be delayed awaiting an area-wide water neutrality strategy.

The development site, located at Tea Caddy Cottages, currently consists of one two-bedroom house with an outbuilding. The proposed development includes a one-bedroom annex. The baseline water demand to the existing property's water usage is 441.18 litres per day, or 147.06 litres per person per day, based on meter readings from July 6, 2023, to April 3, 2024.

The proposed water demand for the annex, housing an estimated 1.32 persons, is expected to use 165 litres per day, based on the Building Regulations water consumption figure of 125 litres per person per day. This results in a net increase in water demand of 165 litres per day, meaning the development is not initially water neutral.

To achieve water neutrality, the proposed annex will use water-efficient fixtures and fittings, reducing consumption to 66.44 litres per person per day. This results in an estimated water usage of 87.70 litres per day for the annex, still necessitating further offsetting to achieve neutrality. Offsetting will be accomplished by retrofitting the existing dwelling with water-saving fixtures, reducing its water consumption to 323.45 litres per day. This offsetting measures will save 98.20 litres per day, surpassing the required offset of 87.70 litres per day for the new annex. By incorporating water-efficient fixtures and retrofitting existing structures, the proposed development at Tea Caddy Cottages will achieve water neutrality.

Therefore, with the above efficiencies in mind, the proposed water use of the annexe together with the main dwelling would be lower than the existing. Natural England have responded to the Council's Appropriate Assessment and agrees with its conclusions. The proposed development would thus be water neutral subject to conditions to secure the measures set out in the water statement.

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 **Pre-Occupation Condition**: The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (Technical Note 1: Water Neutrality Statement by Motion dated 10.05.2024). The development hereby permitted shall not be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for the development has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

4 **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).

5 **Regulatory Condition**: The accommodation hereby permitted shall be used solely for purposes ancillary to the occupation and enjoyment of Tea Caddy Cottage, Worthing Road (as identified on the approved plans), and shall not be used as a separate unit of accommodation, or for any commercial purposes or for any other purpose(s)/use(s).

Reason: The establishment of an additional independent unit of accommodation, additional living accommodation, commercial use or any other use(s) 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 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/24/0351
(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	Site Location Plan	01 Rev V2	04.03.2024
Block plan	Existing Block Plan	02 Rev V2	04.03.2024
Block plan	Proposed Block Plan	03 Rev V2	04.03.2024
Elevation plan	As existing and proposed	06 REV V2	04.03.2024
Floor plan	Existing Plans	04 Rev V2	04.03.2024
Floor plan	Proposed Plans	05 Rev V2	04.03.2024
Supporting Statement	Technical Note 1: Water Neutrality Statement by Motion dated 10.05.2024	NONE	10.05.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 31.07.2024

Authorising Officer sign/initial Tamara Dale Date: 01.08.2024