Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0177
The Hatch, Kent Street, Cowfold, West Sussex, RH13 8BG

DESCRIPTION:
Variation of Condition 1 of previously approved application DC/23/0593 (Erection of a single storey rear extension and single storey side extension. Demolition of pool house and erection of replacement pool house with gym. Extension to garage to form 4no bays and office/storage space over) Relating to materials and finishes.

RELEVANT PLANNING HISTORY:

DC/23/0593	Erection of a single storey rear extension and single storey side extension. Demolition of pool house and erection of replacement pool house with gym. Extension to garage to form 4no bays and office/storage space over.	Application Permitted on 18.07.2023

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

Shermanbury and Wineham Neighbourhood Plan:
Policy 4: Location and Setting

REPRESENTATIONS AND CONSULTATIONS RESPONSES

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.

WSCC Highways: The proposed changes appear minor and are not anticipated to give rise to an adverse highway safety impact. The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

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
This application seeks a minor material amendment, through a variation of the approved plans list condition, to allow for changes to the design approach for a previously approved outbuilding containing a gym and related incidental facilities. 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.

Character and Appearance

Policies 32 and 33 of the HDPF seeks 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.

As part of the original planning permission it was noted that the building would feature a relatively low profile, and whilst introducing a new design paradigm to a relatively traditionally appearing dwelling would not detract from the overall character and appearance of the dwelling and the site as a whole. The proposed amendment would create a more conventional flat roofed outbuilding of a regular footprint and form with timber cladding to the external elevations. This represents an arguably less interesting design approach but one which would be wholly appropriate in the context of the principal dwelling and the wider surrounding area.

The outbuilding would remain clearly subservient and is 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. 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 would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Water Neutrality

The outbuilding would continue to provide incidental accommodation for use in association with the main dwellinghouse. As with the existing permission, 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 must be commenced by the 18/07/2026.

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).

4 **Regulatory Condition**: The detached garage (including the extension hereby permitted) shall be used solely for purposes incidental to the occupation and enjoyment of the residential property at The Hatch, Kent Street, Cowfold (as identified on the drawing no. 2817/16B received 18.07.2023) as a garage / car port with home office and storage at the first floor level, and shall not be used as a separate unit of accommodation, as habitable living accommodation, or for any commercial purposes or for any other purposes / uses.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites and as 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, and in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: The proposed replacement pool building hereby permitted (as identified of the drawing no. 2817/70) shall be used solely for purposes incidental to the occupation and enjoyment of the residential property at The Hatch, Kent Street, Cowfold as a Sauna, Gym, Pool Changing Area, Shower and Pool Plant, and shall not be used as a separate unit of accommodation, as habitable living accommodation, or for any commercial purposes or for any other purposes / uses.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites and as 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, and in accordance with Policies 31 and 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/24/0177

(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		2817/01	31.03.2023
Site plan		2817/02	31.03.2023
Layout plan	Existing and proposed	2817/03	31.03.2023
Site plan	Existing	2817/04	31.03.2023
Floor plan	Ground and First, as existing	2817/05	31.03.2023
Elevation plan	Existing	2817/06	31.03.2023
Roof plan	Sections, as existing	2817/07	31.03.2023
Elevation & Floor plan	Roof (Pool House), as existing	2817/08	31.03.2023
Elevation & Floor plan	Roof (Garage), as existing	2817/09	31.03.2023
Site plan	Part (House and Garage), as proposed	2817/11	31.03.2023
Floor plan	Ground, and Roof, as proposed	2817/12	31.03.2023
Elevation plan	Section, as proposed	2817/13	31.03.2023
Floor plan	Roof (Garage), as proposed	2817/15B	18.07.2023
Elevation plan	(Garage), as proposed	2817/16B	18.07.2023
Supporting Statement	Planning	NONE	31.03.2023
Elevation & Floor plan	Pool House (proposed)	2817/70	01.02.2024
Floor plan	Pool House (proposed)	2817/40 REV B	01.02.2024
Supporting Statement	Planning	NONE	05.02.2024

DELEGATED

Authorising Officer sign/initial Guy Everest Date: 22.04.2024