PLANNING COMMITTEE REPORT

TO:	Planning Committee South
BY:	Head of Development and Building Control
DATE:	16 July 2024
DEVELOPMENT:	Removal of existing garage and erection of a two storey side extension and alterations.
SITE:	Honeypots, Spinney Lane, West Chiltington, West Sussex RH20 2NX
WARD:	West Chiltington, Thakeham and Ashington
APPLICATION:	DC/24/0697
APPLICANT:	**Name:** Mr Warland **Address:** Honeypots Spinney Lane West Chiltington West Sussex RH20 2NX

REASON FOR INCLUSION ON THE AGENDA: By request of West Chiltington Parish Council

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.1 Planning permission was previously granted in July 2023 (ref. DC/23/1000) for the demolition of the existing garage which is sited to the rear of the dwelling, adjacent to the northwest corner of the dwelling, and the erection of a replacement two-storey extension with single-storey link to the main dwelling and associated alterations. The replacement extension was approved with a hipped pitched roof with catslide to the north and three rooflights to the south roof slope (into the garden), to provide a playroom and bathroom on ground floor, and a bedroom and office in the roofspace. A single storey link will provide access from the main dwelling, linking to the rear of the side entrance hall of the main dwelling.

1.2 Planning permission is now sought through this application for alterations to the permission granted in July 2023. The existing garage to be removed and replaced similarly with a two storey extension and single storey link to the main dwelling. The width of the extension to be increased by 0.8m and the depth increased by 1m. The replacement extension would feature the same style hipped pitched roof with catslide to the north and three rooflights (with slightly adjusted positions) to the south roof slope (into the garden). The ridge height of the extension would be marginally increased although still subservient to the main roof ridge of the dwelling. Three windows to the side (south) elevation into the garden are as per the previous permission. One window to the front (east) elevation as with the previous permission. The door opening to the front (east) elevation to be replaced with matching solid wall.

1.3 The two-storey extension is to provide (as also with the previous permission) a playroom/gym/storage and bathroom on the ground floor and a bedroom and office in the roof space (as also with the previous permission). A single storey link will provide access from the main dwelling, linking to the rear of the side entrance hall of the main dwelling, of similar dimensions to the previous permission.

1.4 Proposed materials are white painted render to walls to match existing and the previous permission, plain roof tiles also to match existing, and oak finish upvc windows/doors also to match previous permission.

DESCRIPTION OF THE SITE

1.5 Honeypots is a detached dwelling, composed of a mixture of face brickwork and white painted rendered walls, plain roof tiles, upvc window/doors, sited within a large curtilage, and is within the built-up area of West Chiltington. Honeypots lies just outside the Conservation Area, and is not a Wells cottage, although is adjacent to Willow Cottage, one of the Wells cottages, which unlike Honeypots, is within the Conservation Area.

1.6 An extensive block paved driveway to the front and side of the dwelling provides off-street parking spaces for several vehicles sufficient for the dwelling. Boundary treatment around the site consists of mature thick vegetation/hedging providing screening between neighbouring properties.

2. INTRODUCTION

STATUTORY BACKGROUND

2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES
The following Policies are considered to be relevant to the assessment of this application:

2.2 **National Planning Policy Framework**

2.3 **Horsham District Planning Framework (HDPF 2015)**
Policy 1 - Strategic Policy: Sustainable Development
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets

2.4 RELEVANT NEIGHBOURHOOD PLAN
West Chiltington Parish submitted their Submission draft plan to Horsham District Council on 19 November 2018. In accordance with legislation, the Council is in the process of considering whether the plan meets the Basic Conditions and can progress to Regulation 16 consultation and formal examination. As such, this plan can only be given limited weight at this time.

2.5 PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/06/2703	Extension and alterations to roof with dormer windows (amendment to previously approved DC/05/0947)	Application Permitted on 31.01.2007
DC/05/0947	Erection of porch and alterations to roof to form first floor accommodation	Application Permitted on 16.06.2005

WC/112/97	Conservatory Site: Honeypots Spinney Lane West Chiltington	Application Permitted on 15.01.1998
SR/2/60	Bungalow and garage (From old Planning History)	Application Permitted on 03.02.1960
DC/22/1604	Demolition of existing conservatory and erection of a single storey front extension.	Application Permitted on 19.01.2023
DC/23/1000	Demolition of existing garage and erection of a replacement two-storey building with single-storey link to main dwelling and associated alterations.	Application Permitted on 13.07.2023

3. OUTCOME OF CONSULTATIONS

3.1 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

INTERNAL CONSULTATIONS

3.2 **HDC Conservation**: Comment.
The principal dwelling lies just outside the conservation area but adjacent to Willow Cottage, one of the Wells cottages. The proposed extension will not be conspicuous in views through the conservation area and will not obscure or compete with the neighbouring historic buildings.

OUTSIDE AGENCIES

3.3 **Archaeology Consultant**: No Objection
The site is located on the route of the Roman Road from Hardham to Barcombe Mills (Archaeological notification Area DWS 8725). However, the below-ground impact of the proposed building is limited in scale, moreover there is a high probability of previous disturbance on the site. It is considered therefore that the current proposal is therefore unlikely to significantly impact on any archaeological remains and so no archaeological concerns are riased in this case.

3.4 **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.

PUBLIC CONSULTATIONS

3.5 **West Chiltington Parish Council**: Objection
- Design
- Loss of General Amenity
- Other
- Overdevelopment
- The Parish Council confirms its Holding Comments submitted on 14th May 2024 and objects to this application. Whilst this site is outside the newly designated Conservation Area, it is directly adjacent to its boundary and the impressive Wells cottage, Willow Cottage and so this development would impinge on the setting. The Parish Council feels that the proposed development would constitute an overdevelopment of the plot, is too lose to the Willow Cottage boundary and overbearing. Its design is also unsympathetic to its immediate surroundings. As such, it is felt that the proposal conflicts with policies 32, 33 and 34 of HDPF (2015).

3.6 No neighbouring representations received.

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS AND EQUALITY

4.1 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.

4.2 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.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

Character and Appearance

6.1 Policy 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.

6.2 Policy 34 of the HDPF states, inter alia, that the council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Development will not be permitted which would have an adverse impact on the setting or special architectural character or appearance of a listed building.

6.3 Paragraph 205 of the NPPF (2018) states that "when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)." Paragraph 206 continues to state that "any harm to, or loss of, the significance of a

designated heritage asset (from its alterations or destruction, or for of development within its setting), should require clear and convincing justification."

6.4 The principal dwelling, namely Honeypots, lies just outside the conservation area but adjacent to Willow Cottage, one of the Wells cottages. The application has been consulted with the HDC Conservation advisors and the proposed extension due to its siting to the rear of Honeypots, would not be conspicuous in views through the conservation area and would not obscure or compete with the neighbouring historic buildings. As such, its impact on the nearby conservation area is considered appropriate.

6.5 Given the spacious nature of the plot, the proposed extension replacing the existing built form of the garage block is also considered to be an appropriate size that would sit comfortably within the plot. The proposal would utilise a similar form of roof as the existing and previously permitted, with the development considered to reflect the build characteristics of the host dwelling. The proposal would be a subservient addition and is 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

6.6 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.

6.7 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. The proposed extension is set within a spacious plot which can accommodate this large addition without resulting in significant harm to any adjacent properties. The extension would set back from the boundaries of the properties and replaces an existing garage. The north elevation of the extension is also shown without any windows. This would stop any potentially overlooking of the adjacent property to the north. The proposal is therefore considered in accordance with the above policy.

Water Neutrality

6.8 The proposed extension replacing the existing garage building would not be considered to represent a 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.

Other Matters

6.9 The West Sussex Historic Environment Record shows that the proposed development is located within Archaeological Notification Area DWS8725 Section of the Hardham to Barcombe Mills Roman Road through the Districts of Horsham and Mid Sussex. The Councils Archaeology Advisors were consulted and raised no objection. The below-ground impact of the proposed building is limited in scale, moreover there is a high probability of previous disturbance on the site. It is considered therefore that the current proposal is therefore unlikely to significantly impact on any archaeological remains.

6.10 Whilst a large addition, as in the previous application, the extension is connected to the main dwelling and would be a subservient addition. The proposal is considered as an extension to the main dwelling and is not an annex for separate accommodation. To ensure it remains as an extension, a condition is recommended stating that the accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Honeypots, Spinney Lane (as identified on the approved plans) and shall not be used as a separate unit of accommodation or commercial use.

Conclusion

6.11 This proposal is minor variation of the previously approved application under DC/23/1000. The current scheme is considered appropriate in terms of its visual impact and in relation to its impact on the amenity of any adjacent properties. The proposal is therefore considered to comply with relevant local and national planning policies and is recommended for approval.

7. RECOMMENDATION:

7.1 To approve permission subject to the below conditions.

Conditions:

1. **Plans condition**

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: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4. **Regulatory Condition**: The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Honeypots, Spinney Lane (as identified on the approved plans) and shall not be used as a separate unit of accommodation or commercial use.

   Reason: The establishment of an additional independent unit of accommodation 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 Policies 32 and 33 of the Horsham District Planning Framework (2015).

Background Papers: DC/23/1000