DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1036
Howick Barn, The Haven, Billingshurst, West Sussex, RH14 9BQ

DESCRIPTION:

Erection of a 2No. bay garage with workshop/storage above, as replacement of existing shed and store

RELEVANT PLANNING HISTORY:

DC/23/0188	Erection of a two-storey front extension.	Application Permitted on 12.04.2023

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
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

The **Rudgwick Neighbourhood Plan** was formally Made on 23 June 2021.
RNP6- Materials
RNP7- Architectural Style
RNP8- Development Height

Rudgwick Parish Design Statement Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

HDC Tree Officer: No Objection

The dwelling at the site is a converted barn (DC/16/1228) immediately adjacent to the northern face of the block of Ancient Woodland (AW) referred to as The Rookery.

The proposed garage is to the north of the dwelling on an area of hardstanding abutting the belt of trees that run alongside the lane. The tree belt is a shaw of reasonable depth (circa 15m) that retains an indigenous mix of trees and understorey typical of the soil type. Whilst not designated as AW it is foreseeably likely that it has always been remnant woodland from when the fields were originally formed. It has both significant habitat value and landscape linkage, to both the AW and longstanding field hedgerow pattern of the area.

The shaw had a new access cut through it in 2016 (DC/16/1985) to serve the dwelling. This had a visible direct impact on the future health of the mature trees on either side.

The current proposal will require some quite significant pruning back of the branch spread of the nearest mature trees including the dominant species of oak and hornbeam. Some root disturbance to the nearest mature trees within the shaw is likely however, rooting may already have been restricted by the extent and depth of hardstanding.

Due to the significance of the shaw within the local and wider landscape, recommend a condition for an AMS to control development if minded to approve in other respects.

Woodland Trust: Holding Objection

This application seeks to replace an existing shed and timber store with a 2-bay garage and workshop/storage space. We are concerned about the increased building footprint of the proposed development, and its extension towards the ancient woodland. The current shed and timber store sit approximately 10m from the woodland, and this proposal would reduce that distance to around 6m.

Where development takes place in close proximity to ancient woodland there is potential for encroachment on the rooting systems of ancient woodland boundary trees, in addition to indirect impacts such as noise, dust and light pollution, and increased disturbance to wildlife. When land use is further intensified, such as in this situation, exposure to this range of environmental impacts is increased for woodland plant and animal populations. In particular, the habitats become more vulnerable to the outside influences, or edge effects, that result from the adjacent land's change of use. These can impact cumulatively on ancient woodland - this is much more damaging than individual effects. The applicant should ensure that the proposed works will not result in any detrimental impact on the surrounding ancient woodland in line with paragraph 186 of the National Planning Policy Framework (NPPF).

We note that it is not possible to provide a 15-metre buffer zone given the proximity of the existing shed and timber store to the woodland. Our main concerns therefore relate to potential root encroachment of ancient woodland boundary trees in addition to noise and dust pollution during construction. The applicant should ensure that the proposed works will not result in any detrimental impact on the surrounding ancient woodland in line with Natural England and Forestry Commission's standing advice.

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:

None received

Representations:

Rudgwick Preservation Society: No Objection

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, 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

Policy 28 of the Horsham District Planning Framework (HDPF) relates to house extensions and garaging in the countryside and seeks to ensure they can be accommodated appropriately within the curtilage of the existing dwelling and are not disproportionate in relation to the existing. Policy 32 and 33 of the HDPF seeks 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.

The application site is part of a detached former commercial building which was converted to a dwellinghouse through permitted development rights. The site is surrounded by sporadic development within a countryside location. The proposed plans relate to the replacement of existing shed and store to form a 2-bay garage with workshop/storage above. The proposed replacement would be placed on existing hardstanding albeit slightly larger located to the south-eastern end of the site.

It is recognised that there are examples of detached garages within the locality. The proposal is considered to be a modest and sympathetic addition which would reflect the rural form, scale and detailing of the existing building, which would retain the appearance of a converted building. The proposal would be read in the context of this existing built form and is considered to be a modest and subservient addition 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 Trees

Policy 33 of the HDPF states that development shall presume in favour of the retention of existing important landscape and nature features, for example trees, hedges, banks, and watercourses. Policy 31 of the HDPF states that development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure. Proposals that would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigates or compensates for this loss, and ensures that the ecosystem services of the area are retained.

It is noted that the Woodland Trust have raised a holding objection on the basis of the impact of the development on the boundary trees to the Ancient Woodland. It is recognised that the proposed development would be located on existing hardstanding and concrete foundations, where the existing sheds/outbuildings are located within the 15m buffer zone. Given this context, it is not anticipated that the development would result in any greater impact on the Ancient Woodland and boundary trees.

Following consultation with the Council's Aboricultural Officer, it is noted that the development would require significant pruning of the boundary trees, with the possibility of impacting some of the rooting. However, no objections have been raised, subject to a pre-commencement condition requiring the submission of details for tree retention and protection measures during construction works.

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

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 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-Commencement Condition**: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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 2-bay detached garage with workshop/storage hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of Howick Barn, The Haven, Billingshurst and shall not be used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or 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/24/1036
(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 & Block plan	Site Location & Block Plan	DE764/G/01 REV P1	08.07.2024
Elevation & Floor plan	Proposed Floor Plans and Elevations	DE764/G/02 REV P2	02.09.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 02.09.2024

Authorising Officer sign/initial Tamara Dale Date: 03.09.2024