Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1514
Orchardway House, Rock Road, Storrington, West Sussex, RH20 3AE

DESCRIPTION:

Part conversion of existing garage outbuilding to provide an office, gym and store with the retention of the garage and workshop.

RELEVANT PLANNING HISTORY:

DC/05/0765	Erection of barn for storage of garden machinery	Application Permitted on 27.05.2005
DC/23/0214	Installation of a stand alone PV Solar Panel array of 16no panels situated on hard standing.	Application Permitted on 12.05.2023
DC/23/0743	Demolition of existing rear covered area and erection of a single storey extension with new canopy porch.	Application Permitted on 20.06.2023
DC/23/2051	Erection of a single storey side extension.	Application Permitted on 29.12.2023
DC/23/2151	Part conversion of the garage outbuilding to provide an independent annexe and retain the garage and workshop.	Application Refused on 17.09.2024

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 41- Parking

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside

Policy 46: Ancillary Accommodation

Thakeham Neighbourhood Plan 2017- 2031
Thakeham 1 (A Spatial Plan for the Parish)
Thakeham 6 (Design)

Thakeham Parish Design Statement

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.

Parish Comments:

No Objection subject to condition. Thakeham Parish Council (TPC) discussed this application on 15.10.24 and voted No Objection to the Gym and Office subject to no water facilities being provided.

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

Orchardway House is a detached dwelling set within a large plot to the north of Rock Road, outside any BUAB, in a countryside location. A long driveway provides access to the large garage outbuilding the subject of this application, which is located immediately adjacent to the west of the main dwelling and consists of large garage, two store rooms, one workshop, and a further double bay car port and log store. There is extensive off-street driveway parking. The site is not visible from the highway due to

separation distance and boundary treatment consisting of solid timber gated entrance and mature vegetation screening along the highway.

In September 2019 planning permission was refused ref. DC/23/2151 for 'Part conversion of the garage outbuilding to provide an independent annexe and retain the garage and workshop' for the reason that '*Insufficient information has been provided to demonstrate with a sufficient degree of certainty that the proposed development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction*.' The refused application was proposed to convert part of the existing outbuilding to annexe accommodation consisting of lounge/kitchen, bedroom, shower room. Two garage doors to be replaced with two pairs of black powder coated aluminium French doors. A pedestrian entrance door inserted to the rear in place of an existing window, and a new window. It was stated that the annexe was proposed for the use of the applicants parents/ family when they visit who currently stay in the house.

This current application DC/24/1514 seeks permission for 'Part conversion of existing garage outbuilding to provide an office, gym and store with the retention of the garage and workshop.' The proposed plans for the development are the same externally as the previous application DC/23/2151, however internally the proposal has been amended to provide an office, gym and store with the retention of the garage and workshop, with no shower room or kitchen facilities. It is stated that the work started on the proposed development on 22/10/2023 but has yet to be completed.

With respect to the previous refused application, mitigations were required to offset any potential uplift in water use from the proposed shower room and kitchen facilities. To address this the current revised application is for use as an office, gym and store with the retention of the garage and workshop, and which now includes no water using shower room or kitchen facilities, and as such no water neutrality strategy has been advanced by the applicant.

The application has been assessed based on 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.

Principle

Policy 28 of the Horsham District Planning Framework (HDPF) relates to extensions and redevelopment of dwellings in the countryside, stating that:

"*Outside the defined built-up areas house extensions, replacement dwellings and ancillary accommodation will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition:*

3. Ancillary accommodation and garaging 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 of conversion on the site. The size of any new outbuilding should have regard to the dwelling they serve and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported, and

4. Garages and any new outbuildings should have regard to the dwelling they serve and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported."

The application submission demonstrates the scale and provision of the accommodation is ancillary in its nature to the existing dwelling to avoid it being used as a separate dwelling and is functionally grouped with the house. The existing building is suitable for the proposed conversion. It is considered that the principle of development is acceptable, subject to all other material considerations. If approved, the development would be subject of a condition requiring that the resulting conversion be used for incidental purposes associated with the main dwelling.

Character, Design and Appearance

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.

The site is within a countryside location. The provision of an office, gym and store within an established large curtilage would not be unusual viewed in context with the main dwelling and in a large plot, and the windows/doors to be used on the outbuilding are considered acceptable to the setting. The wider visual impact would be limited due to separation distance and screening to soften any visual impact from the street scene and would not appear intrusive or unduly dominant. Existing extensive driveway parking adjacent to the garage and dwelling would be unaffected.

It is stated that the work started on the proposed development on 22/10/2023 but has yet to be completed. The alterations to the garage outbuilding would be in keeping with the overall character or appearance of the site and would have a neutral impact on the visual amenities of the locality. 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 windows/access and the resulting relationship with adjoining properties would not result in any unacceptable harm to neighbouring amenity, including by way of overlooking and intensification of activity (comings and goings).

Highways Matters

The plot of the existing house and associated buildings provide sufficient off-street parking and turning space to accommodate the parking need of the development.

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, however, as no internal water using facilities are proposed, with the development sought as incidental to the main dwelling, it is considered that the proposed would not result in any significant greater level of water abstraction than the site presently generates and therefore the proposal is not considered to 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 **Regulatory Condition**: The materials used in the development hereby permitted shall strictly accord with those indicated on the approved plans and application form.

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 used solely for purposes incidental to the occupation and enjoyment of the dwelling Orchardway House, Rock Road, Storrington and shall not be used as a separate unit of accommodation or for commercial purposes.

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 26, 32 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/24/1514
(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 & Floor plan	Existing Layouts and Elevations	2023.392.01b	30.09.2024
Elevation & Floor plan	Proposed Layouts and Elevations	2023.392.02b	30.09.2024
Location plan	Existing Location Plan	2023.392.03b	30.09.2024
Block plan	Proposed Block Plan	2023.392.04b	30.09.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 19.11.2024

Authorising Officer sign/initial Tamara Dale Date: 25.11.2024