Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1864
Treyford, Thakeham Road, Storrington, West Sussex, RH20 3NW

DESCRIPTION:
Erection of a front porch and part two, part single storey rear extension, including alterations to fenestration. Erection of a detached double garage and new automated entrance gates.

RELEVANT PLANNING HISTORY:

T/83/02	Conversion and single-storey extension to garage to provide ancillary accommodation and alterations	Application Permitted on 28.11.2002

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 41 - Parking

Thakeham Parish Neighbourhood Plan to 2031:
Policy Thakeham 6 - Design

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 25: Parking

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.

HDC Arboriculture: Advice:-

The development proposals at the site would result in the direct loss of two small Beech trees at the front of the property. Although visible within the landscape the quality of the trees is not sufficient for them to represent a constraint on the development. Whereby, the two trees in question would have historically formed part of the hedging at the front property, and due to a lack of any recent management have been allowed to grow into trees, albeit very poor-quality trees in terms of their form and overall structural condition. As such subject to appropriate replacement planting, I would not register any objection to the removal of the trees in question.

The rear extension does not foreseeably impact any trees of high landscape value or merit.

Parish Comments:
None received

Representations:
One representation has been received, objecting to the application for the following reasons: -

- Overlooking from proposed west-facing windows

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:

Character and Appearance

Policies 32 and 33 of the HDPF seek 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.

Policy Thakeham6 of the TNP seeks to ensure that the scale, density, massing, height, landscape design, layout and materials of development should reflect the architectural or historic characteristics of existing and surrounding buildings, as well as in the wider area.

The proposed development is for the erection of a front porch, erection of a part two and part single storey rear extension, alterations to fenestration, erection of a detached double garage, and new entrance gates at Pegasus (formerly known as Treyford), Thakeham Road, Storrington, RH20 3NW. The application site is located within a built-up area, with dwellinghouses to the immediate north, east and west of the site, and a school ground to the south.

Proposed Front Elevation

The proposed front porch would relocate the existing entrance door at the principal elevation of the dwellinghouse to the left, with the existing door proposed to be filled with bricks and windows. The proposed door would be of a different appearance to the existing door, and narrow, full-length windows would sit on either side of the proposed door.

Brickwork and natural stone are proposed for the proposed alterations to the principal elevation, which would match the existing appearance of the dwellinghouse. This is considered sympathetic to the character of the host dwelling.

Additionally, the rightmost ground floor window at the principal elevation of the dwellinghouse, constructed under previously approved planning application T/83/02, would be enlarged, and a rooflight would also be installed at the existing front roof.

The proposed erection of front porch and alterations to fenestration are considered acceptable and would not result in an unacceptable impact to the character of the host dwelling or the surrounding area.

Proposed Rear Extension

The proposed part two, part single-storey extension would result in a considerable increase in the footprint of the building. The proposed form and design is though considered to be broadly sympathetic to the host building, with the extensions well contained within the site boundaries and materials to match the existing. There are a number of substantial properties already present in the vicinity of the site and the resulting building would be seen in this context. It is considered that taking into account the above factors that the scale of the extensions would not appear intrusive or unduly dominant, and the building would continue to reflect appropriately with the pattern of surrounding development.

Other Proposed Alterations

There would be an additional side door and window on the existing east elevation of the dwellinghouse. To facilitate such proposed alteration, part of the existing eaves of the east facing side roof and an existing rooflight would be removed. New west facing side windows on both ground and first floors are also proposed.

Such proposed alterations to fenestration are not considered to result in a significant change to the appearance and character of the dwellinghouse. The proposed materials for windows are also considered acceptable.

Proposed Detached Garage

The proposed garage is approximately 6 metres wide with a height of approximately 4.4 metres and depth of 5.5 metres, which is suitable for accommodating two vehicles. It would be located close to the south-western boundary of the application site, and a Beech tree (existing tree T3) is proposed to be fallen to accommodate the garage.

An electric vehicle charging point would also be installed in the west-facing internal rear wall of the garage, and the proposed external materials of the garage would resemble a domestic outbuilding. The proposed garage is considered subservient to the host dwelling and would be acceptable to the character of the surrounding area, where similarly sited front outbuilding are already present within the street scene.

The submitted plans include the removal of an existing beech tree, which is not protected and is not of good health. The Council's

Arboricultural Officer has raised no objection to its loss, noting that replacement planting could be carried out. This has been reflected in a revised plan which indicates a replacement Yew on an existing area of soft landscaping at the south-eastern corner of the application site, with new Beech hedging also to be planted at the existing location of the Beech tree. This planting is welcomed and would be in keeping with existing planting in this locality.

Proposed Entrance Gate / Fencing

The proposed entrance gate, gate piers and surrounding fencing would have heights of between 1.8 and 2.1 metres. The existing southern site boundary at the application site fronting the highway consist of high hedgerows, and all surrounding properties fronting Thakeham Road also consist of high hedgerows.

The proposed entrance gate would set back from the highway with the new fencing sited behind a beech hedgerow. This arrangement would reduce the visual impact which would otherwise result from the proposed fencing, and reduce the visual impact to the extent that there would be no adverse impact.

Conclusion

The entirety of the proposal 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.

While the proposed extensions would be visible from neighbouring properties and land, the additional bulk and massing would be well contained within the curtilage, with appreciable separation from shared boundaries. This arrangement together with the rear building line and layout of adjoining properties is such that there would be no unacceptable impact as a result of the extended host building.

It is noted that a representation has been received regarding potential overlooking from west-facing windows. It is considered that at ground floor level the existing boundary screening would prevent any intrusive overlooking. The first-floor opening relates to an en-suite, with a condition recommended to require this be obscurely glazed (and fixed shut below a specified height). The openings to the front and rear would not create any views which would be unusual or unexpected in a location such as this, and no intrusive views would be created over neighbouring properties or land.

The proposed detached garage would be sited of proximity to the south-western boundary of the application site. The proposed siting would be separated from the neighbouring dwelling and would be partly screened by existing hedgerows, despite the proposed removal of a tree. This arrangement is considered sufficient to prevent any unacceptable harm from this element of the scheme.

It is considered that the overall proposed development and its 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 193 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

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 **Post-Development Condition**: The approved landscaping scheme, as shown on drawing no. 132_08_revB, shall be fully implemented within the first planting season following the erection of the garage hereby permitted.

Unless otherwise agreed as part of the approved landscaping scheme, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition:** The first-floor window to the western (side) elevation shall be fitted with obscured glazing. No part of that window that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

Reason: To protect the privacy of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form, approved plans and correspondence dated 15.01.2025.

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).

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/24/1864

(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 plan		132_04_revA	16.12.2024
Elevation plan		132_07_revA	16.12.2024
Location & Block plan		132_01_revA	15.01.2025
Floor plan	Existing Ground	132_02	03.12.2024
Floor plan	Existing First and Roof	132_03	03.12.2024
Floor plan	Proposed Ground	132_05	03.12.2024
Floor plan	Proposed First and Roof	132_06	03.12.2024
Elevation & Floor plan	Proposed Garage	132_09	03.12.2024
Site plan		132_08_revB	22.01.2025
Supporting Docs	Application Form	NONE	03.12.2024
Supporting Docs	Email Correspondence re: materials	NONE	15.01.2025

DELEGATED

Case Officer sign/initial Joshua Lee Date: 23.01.2025

Authorising Officer sign/initial Guy Everest Date: 28.01.2025