



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0691
Solva , Blackgate Lane, Henfield, West Sussex, BN5 9HA

DESCRIPTION:

Erection of an extension to the existing outbuilding to provide a garden room.

RELEVANT PLANNING HISTORY:

DC/22/1515 Creation of a rear dormer to provide additional Application Refused on 20.10.2022
accommodation.

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

Henfield Neighbourhood Plan (HNP) 2017 - 2031:

Policy 12 - Design Standards for New Development

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

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:

HDC Arboriculture:

From an arboricultural perspective, do not have any objection to their removal because the section of hedge has limited public amenity value due to its restricted public visibility. Therefore, its removal is unlikely to result in any material harm to the wider character or appearance of the conservation area, or an unacceptable loss of visual public amenity value, when viewed from within the public realm

HDC Conservation:

Satisfied the proposed alteration of the outbuilding will not harm the character of the conservation area.

Southern Water:

No objection

Parish Comments:

The amenity value of the mature hedgerow at the side of the property is so important for its wildlife value, especially within the conservation area of the village, that it should be left undisturbed and replacement with a fence is completely unacceptable

Representations:

None received

Member Comments:

Concern for loss of hedgerow and biodiversity / ecological impacts of this

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 proposal is for Erection of an extension to the existing outbuilding to provide a garden room at Solva, Blackgate Lane, Henfield. Solva is one half of a semi-detached pair of houses. It is part of a row of similar late 19th or early 20th century dwellings, located in the Henfield Conservation Area.

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 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 12 of the HNP advocates for new development be of sound design and reflective of the character of the area. It aims to protect against inappropriate development by ensuring the design, scale, layout and massing of development is appropriate to the immediate area. The policy also states that the proposals should preserve or enhance the character or appearance of the Henfield Conservation Area and preserves its setting and any adjacent listed buildings.

The proposal seeks the erection of an extension to an existing storeroom to create a habitable garden room. The proposal is to be constructed and clad in timber and will include bi-folding doors and roof lights to serve the room. A small log burner with chimney is also installed. Whilst the store building is extended, no internal door is to be installed to connect the existing store and the new garden room together. The proposal is considered a small development and is thought to neatly append the existing store building.

The proposal would be a clearly subservient addition 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.

Impact on Heritage Assets

Policy 34 of the HDPF seeks to conserve, sustain and protect the cultural and heritage assets that are within the district. It ensures that development within conservation areas is consistent with the special character of buildings and areas of which they are located within. Areas and buildings that fall under conservation, Listed Building designations or are approximate to them will be protected from inappropriate development which will harm the character and setting of the area / building.

In line with the Conservation Officer, it is not thought the proposal would be of detriment to the conservation area given the proposal is contained to the rear of the dwelling. It is therefore considered the proposal would be in line with the policy above.

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 and Other Matters

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.

Other Matters

Whilst there is a loss of hedgerow, as per the arboriculture assessment, there is limited public amenity value. Whilst concerns are raised that ecology would be adversely affected by the removal of the hedging, it is considered that as a domestic hedgerow it is of limited ecological value, where its removal would not result in significant adverse harm. As per the arboriculture assessment, "its removal is unlikely to result in any material harm to the wider character or appearance of the conservation area, or an unacceptable loss of visual public amenity value, when viewed from within the public realm". It is therefore considered acceptable to remove in order to facilitate development.

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 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 development hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of Solva, Solva Blackgate Lane, Henfield, as a dwelling 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 Policies 26 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/26/0691

(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
-----------	-------------	----------------	---------------

