Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0978
1 Bayley Paddock , Mill Lane, Partridge Green, West Sussex, RH13 8JU

DESCRIPTION:

Amendment to previously approved application DC/24/0176 (Alterations to existing building, two storey extension to dwelling and erection of a detached store/carport and pergola) Construction of a smaller garage/store and brick finish to eastern elevation of extension.

RELEVANT PLANNING HISTORY:

DC/18/1827	Change of use of existing stable building to 2no. holiday-let units, with associated landscaping and parking	Application Permitted on 24.10.2018
DC/20/2583	Application to determine whether the 2no. holiday-lets (subject of planning approval DC/18/1827) would benefit from permitted development rights under Classes A to H of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 when completed (Certificate of Lawful Development - Proposed)	Split Decision on 21.04.2021
DC/21/2324	Conversion of stable building, previously approved for two holiday-lets, into a single dwellinghouse with associated alterations and provision of incidental garage and greenhouse	Application Refused on 01.02.2022
DC/22/0181	Change of use and alterations to existing stable building to form 1no holiday-let unit (part-retrospective)	Application Permitted on 29.03.2022
DC/22/0811	Change of use and alterations to existing stable building to form 1no dwellinghouse.	Application Refused on 21.06.2022
DC/23/0107	Removal of Condition 5 of previously approved application DC/22/0181 (Change of use and alterations to existing stable building to form 1no holiday-let unit (part-retrospective)) to allow for the removal of the occupancy limitation(s).	Application Refused on 14.03.2023
DC/23/0154	The development proposed is described on the application form as: Alterations and extensions to stables, approved for 2 dwellinghouses, to form a single dwelling	Application Refused on 24.03.2023
DC/24/0176	Alterations to existing building, two storey extension to dwelling and erection of a detached store/carport and pergola	Application Permitted on 03.04.2024
DC/24/0755	Non material amendment to previously approved application DC/24/0176 (Alterations to existing building, two storey extension to dwelling and erection of a detached store/carport and pergola) amendment sought: smaller garage/store and brick finish to eastern elevation of extension	Application Refused on 26.06.2024

SITE AND SURROUNDS

The application site is located to the south of Mill Lane, outside of any designated built-up area boundary. The site is therefore located within the countryside in policy terms. The site is located approximately 0.6km to the north of the built-up area of Partridge Green.

Linear residential development is located to the north and east of the application site, and this comprises the unclassified settlement of Littleworth. A mix of hedging, mature vegetation, and fencing separates these dwellings from the application site, with 2no. new dwellings known as Far Lea and Highdowns located to the south of the site.

DETAILED DESCRIPTION

The application relates to amendments to the development approved under planning permission reference DC/24/0176. The proposal seeks to amend the footprint and roof profile of the garage, along with a change to the material finish on the eastern elevation of the dwelling only.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 7 - Strategic Policy: Economic Growth
Policy 10 - Rural Economic Development
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 40 - Sustainable Transport
Policy 41 - Parking

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 2.9 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

West Grinstead Parish Neighbourhood Plan:
Policy 4 – Green Infrastructure: Existing Trees, Hedgerows, Habitats and Wildlife

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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

Parish Comments:

None received

Representations:

None received

Member Comments:

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

Principle of Development:

The application site benefits from an extant planning permission under reference DC/24/0176 for a two storey side extension, garage/store, and pergola. The principle of such development on the site has therefore been established.

Design and Appearance:

Policies 25, 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape and townscape character from inappropriate development. Proposals should take into account townscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

The current application seeks to alter the materials to the eastern elevation of the approved two storey extension, where it is proposed to incorporate a brick finish. The proposed materials are considered to appropriately reflect the character of the resulting building and wider locality, with the two storey extension considered to relate sympathetically to the character and appearance of the site and wider surroundings.

The proposal seeks to alter the size of the garage, which would alter the height and profile of the roof. The proposal would incorporate a pitched roofed with hip to western elevation and gable to the eastern elevation. The proposal would remain of a design and appearance that would sit comfortably within the context of the site and the immediate surroundings, and would be of a form that would reflect the rural character of the locality. The proposed garage is therefore considered to relate sympathetically to the character and visual amenity of the rural surroundings.

It is also proposed to face the eastern elevation of the extension in brick, in lieu of the black painted shiplap as previously approved. While this would introduce a new material finish to the building, it is

considered that this would be appropriate given the built character of the surroundings. The proposed alteration to the material finish is therefore considered to relate sympathetically to the character and visual amenity of the rural surroundings.

Amenity Impacts:

Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contribute a sense of place both in the buildings and spaces themselves. Policy 33 continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.

The proposed alterations to the development approved under DC/24/0176 would reduce the scale and height of the garage and would result in alteration to the material finish of the eastern elevation of the dwelling. Given the nature of these alterations, it is not considered that the proposal would result in material harm to the amenities of neighbouring residential properties or users of land, in accordance with the above policies.

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 186 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain (BNG):

Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). This requires that development must achieve at least 10% BNG on all habitats within the development site.

The application relates to householder development which is exempt under the Biodiversity Net Gain (Exemptions) Regulations 2024.

Other Matters:

The application site is located within the Red Impact Zone for Great Crested Newts. Grounds works have begun on-site under the License issued alongside planning permission DC/24/0176.

Conclusions:

The proposal is considered to comply with all relevant local and national planning policies.

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 unless detail of alternative materials have been submitted to and approved in writing by the Local Planning Authority prior to development above ground floor slab level commencing.

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/24/0978
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan	Location Plan	0939.87/01	28.06.2024
Block plan	Block Plan	0939.87/02	28.06.2024
Floor plan	Approved Floor Plans	0939.87/03	28.06.2024
Elevation & Floor plan	Approved and Amended Carport/Garage	0939.87/05	28.06.2024
Elevation plan	Approved and Proposed Eastern Elevation	0939.87/04	28.06.2024

DELEGATED

Case Officer sign/initial Tamara Dale Date: 20.08.2024

Authorising Officer sign/initial RHERMITAGE Date: 23.08.2024