Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0159
Washington Paddocks, London Road, Washington, West Sussex,

DESCRIPTION:

Erection of a two-storey attached annexe to existing dwelling

RELEVANT PLANNING HISTORY

None relevant

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

Neighbourhood Plan:
Storrington Sullington and Washington Neighbourhood Plan has been Made.
Policy 14-Design

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

Nature Space: No Objection

It is considered that the proposed development is unlikely to have an impact on great crested newts and/or their habitats. However, as the development is within the red Impact Risk Zone, as modelled by district licence mapping, a recommended informative attached below.

West Sussex Highway Authority: No Objection

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary

to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

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.

Southern Water: No Objection

Parish Comments:

No Objection

Representations:

One letter of representation received highlighting discrepancy with the blue outline shown on the location plan. New plan was submitted and re-consultation was made with no further comments.

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 taken during Case Officer site visit. 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, ancillary accommodation, 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 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 14 of the Storrington, Sullington and Washington Neighbourhood Plans requires all development proposals to deliver high quality schemes that reflect the distinct character of the parish.

The application site forms part of an existing caravan and camping site on the east side of the A283 (The Pike) set approximately 100m east of its junction with the A24. It is located to the north of the village of Washington and outside of the settlement boundary. The main access to the site is from the north, which serves as the main access to the existing caravan park. The access serving the main property on site is located further along the road going south located to the east. The South Downs National Park sits directly opposite the site and A283 to the south and west.

The proposed two-storey attached annexe would be positioned to the south of the existing dwelling. The two-storey extension would project approx. 5.6m from the southern elevation and would have a depth of approx. 6m. Th proposal also seeks planning permission for an entrance area to the west of the annexe to include a hallway and shower room. The entrance would measure 6.1 in length and 2.7 in depth.

While the proposal in totality would result in a large extension, when viewed against the backdrop of the existing dwelling and the size of the rear garden, the proposed extensions are considered appropriate in scale. The proposal would utilise similar form and design to the existing, and while the two-storey addition would add bulk to the main dwelling, it is not considered that this would result in significant harm to justify a reason for refusal on design grounds.

The plans submitted indicate that the resulting extension would be ancillary to the main house, where the proposal would sit comfortably within the existing curtilage. It is considered that the form reflects the character and interest of the building, with the resulting development remaining subservient to the existing dwelling. The proposal would be an appropriate addition and is considered to reflect the rural character and appearance of the existing building. The resulting building would remain in keeping with the main dwelling, and the character and appearance of the development is considered appropriate and is not considered to harm the visual amenity of the wider area. Overall, it is considered in totality that the proposed works would be of an appropriate size and scale and is considered to be in keeping with the character and appearance of the existing property and the wider streetscene. The proposal is therefore 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.

Highways Impacts:

Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.

This proposal is for the erection of a two-storey attached annexe to the existing dwelling. The site is located on London Road, an A-classified road subject to a speed restriction of 50 mph. Following an inspection of the application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application. The proposal is not anticipated to result in an intensification of vehicle movements to and from the site, with sufficient parking available on-site to meet the needs of the development and the existing dwelling. The proposal is therefore considered to accord with the above policies.

Water Neutrality

The proposal seeks to provide an attached annexe with internal links that would facilitate a functional and physical relationship with the main dwelling. For this reasons, 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 **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 accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Washington Paddocks, London Road, Washington (as identified on the approved plans) 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 lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

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/24/0159
(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	Location & Block Plan as Existing	100A	18.06.2024
Site plan	Site Plan as Existing	101	29.01.2024
Floor plan	Ground Floor Plan as Existing	102	29.01.2024
Floor plan	First Floor Plan as Existing	103	29.01.2024
Elevation plan	Elevations as Existing Sheet 1	104	29.01.2024
Elevation plan	Elevations as Existing Sheet 2	105	29.01.2024
Location & Block plan	Location & Block Plan as Proposed	106A	18.06.2024
Site plan	Site Plan as Proposed	107	29.01.2024
Floor plan	Ground Floor Plan as Proposed	108B	02.08.2024
Floor plan	First Floor Plan as Proposed	109	29.01.2024
Elevation plan	Elevations as Proposed Sh 1	111	29.01.2024
Elevation plan	Elevations as Proposed Sh 2	112	29.01.2024
Elevation plan	Elevations as Proposed Sh 3	113	29.01.2024
Elevation plan	Elevations as Proposed Sh 4	114	29.01.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 06.08.2024

Authorising Officer sign/initial Tamara Dale Date: 07.08.2024