Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/1619
Newlands, Frylands Lane, Wineham, Henfield, West Sussex, BN5 9BS

DESCRIPTION:
Variation of condition 1 on previously approved application DC/21/1986 (Demolition of existing storage annex, erection of a single storey side extension to west elevation. Loft Conversion with installation of dormer windows to existing roof. Erection of a two storey extension to east elevation and a two storey link and change of use to extend the residential curtilage) Relating to amendments to plan, including alterations to fenestration, elevations and height.

RELEVANT PLANNING HISTORY:

DC/21/1986	Demolition of existing storage annex, erection of a single storey side extension to west elevation. Loft Conversion with installation of dormer windows to existing roof. Erection of a two storey extension to east elevation and a two storey link and change of use to extend the residential curtilage.	Application Permitted on 07.01.2022
DC/23/0346	Erection of a detached garage, pool house, swimming pool and plant room (Retrospective).	Application Permitted on 09.08.2023

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
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 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 37 - Sustainable Construction
Policy 41 - Parking

Shermanbury and Wineham Neighbourhood Plan
Policy 5: Design

REPRESENTATIONS AND CONSULTATIONS RESPONSES

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.

Southern Water: No objection.

WSCC Highways: 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 111), and that there are no transport grounds to resist the proposal.

Parish Comments:
No objection.

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

Background

The use of the original building on the site as a self-contained dwellinghouse was established as part of preceding lawful development certificate, ref: DC/20/1867. At this time the dwelling was a modest low-key building, befitting its former use as ancillary accommodation connected to East Lodge.

A subsequent planning application was approved for 'Demolition of existing storage annex, erection of a single storey side extension to west elevation. Loft Conversion with installation of dormer windows to existing roof. Erection of a two storey extension to east elevation and a two storey link and change of use to extend the residential curtilage' (ref: DC/21/1986). This permission entailed a significant enlargement when compared to the original dwelling, creating a modern dwellinghouse within a substantial curtilage.

Retrospective planning permission was then granted under ref: DC/23/0346 for the erection of a detached garage, pool house, swimming pool and plant room, with these located in the vicinity of the main dwellinghouse.

The current application seeks to regularise a series of alterations made to the main dwelling during its construction. The amendments, which have been submitted through a variation of condition application, primarily relate to the proportion and siting of fenestration and an increase in eaves height

to a section of the building. The increased eaves height has been built within the existing maximum ridge height which has created a shallower roof pitch.

Character and Appearance

Policy 28 of the HDPF relates to extensions to dwellings in the countryside, stating that extensions should not be disproportionate to the size of the existing site whilst also be in keeping with the character of the existing dwelling.

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 5 of the Neighbourhood Plan states that development proposals should ensure that the design is in keeping with the prevailing character of the surrounding area.

As part of planning permission ref: DC/20/1867, it was considered that: -

> '*The existing dwelling has a low-key form and appearance befitting its former use as an ancillary outbuilding connected to East Lodge. The proposal entails significant extensions and alterations which would result in a vastly more substantial dwelling on the site. The scale of this extension would be disproportionate to the existing building. It is though considered that the presence of a larger dwelling on the would not, as a matter of course, be harmful to the prevailing character or appearance of the locality. The immediate surrounding area comprises a number of largely isolated dwellings which vary in size but are generally sizeable buildings contained within spacious grounds. The proposed dwelling would reflect this wider context with the interior of the site not particularly visible from outside of the site boundaries.*
>
> *While the proposed footprint would be sizeable the building provides first floor accommodation within the pitched roof form. The design and detailing would provide appreciable articulation within the built form which would serve to break up the mass and bulk, and the timber cladding finish would largely reflect the existing dwelling and help integrate the development within its countryside setting. For a combination of these reasons, it is considered that the proposal would not create an overbearing or visually intrusive building on the site*'.

The proposed amendments to external fenestration and elevations are modest in nature and would not compromise the original design approach, as previously considered in the above assessment and as part of DC/23/0346.

The increased eaves height has maintained the previously approved ridge height, with a shallower roof pitch created to facilitate the change. This amendment is not considered to have created a poorly proportioned dwelling, and the wider visual impact (beyond that of the original permission) is considered to be limited. The building continues to be set within an extensive curtilage with surrounding landscaping and this is considered sufficient to ensure the dwelling assimilates appropriately into its surroundings.

The proposed amendments are 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 nature of the revised fenestration / elevations would not create any additional potential for intrusive views over adjoining properties and land, with first floor openings primarily creating views over the application site. The amendments have not therefore led to unacceptable loss of privacy.

The increased height, although creating additional bulk and mass to the building is set away from shared boundaries with appreciable distance maintained to neighbouring amenity space and window openings. This relationship between the host building and neighbouring properties is considered sufficient to ensure no unacceptable impact on neighbouring amenity.

The impact of the proposal on neighbouring amenity is considered acceptable and in accordance with the above policy.

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 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:

1 Plan list

2 **Pre-Occupation Condition**: The approved landscaping scheme shall be fully implemented in accordance with the approved details (ref: DISC/22/0069) within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, 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).

3 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) no development falling within Class E or F of Part 1, or Class A of Part 2 within Schedule 2 of the order shall be erected, constructed or placed within the curtilage of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to the location and constraints of the site in accordance with Policies 28 and 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The materials and finishes of all new external walls, windows and roofs of the development hereby permitted shall strictly accord with the submitted plans and application form.

Reason: 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/23/1619

(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
Floor plan	Proposed	PL.003, PL.004, PL.005 REV C	22.11.2023
Supporting Statement	Planning statement	NONE	11.09.2023
Elevation plan		1-4	29.08.2023
Elevation plan		05-06	29.08.2023
Location plan		PL.001 REV D	12.10.2021

DELEGATED

Case Officer sign/initial Guy Everest Date: 19.06.2024

Authorising Officer sign/initial Adrian Smith Date: 19/06/2024