DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1826
Little Hookland, Lynwick Street, Rudgwick, West Sussex, RH12 3DJ

DESCRIPTION:
Erection of oak framed garage in front garden.

RELEVANT PLANNING HISTORY:
None directly relevant to this application.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
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 41 - Parking

Rudgwick Neighbourhood Development Plan (For the period to 2031.):
RNP6 - Materials
RNP7 - Architectural Style
RNP8 - Development Height
RNP9 - Street Scene

Rudgwick Parish Design Statement

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside

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.

Parish Comments:
Rudgwick Parish Council objects to the application for the following reasons: -

- The garage would be located in the front garden, well away from the dwelling, resulting in a detrimental effect to the rural street scene contrary to Policy RNP9 of the RNDP and Policy 28 of the HDPF
- The garage would not respect the existing building line contrary to Policy RNP9
- The existing block paving area may require planning permission and could cause flooding if they are of a non-porous material

Representations:
Two representations were received (from the same address) in support of the application, noting that an alternative location for the garage would impact on neighbouring properties and that other outbuildings were present in the locality.

One representation was received, objecting to the proposal, which would sit in the front garden beyond the building line and close to the front hedge. The vehicular garage is not shown and there are no construction details of the track.

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

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that ancillary accommodation and garaging must demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site, with new outbuildings sited to have regard to the dwelling they serve and be grouped with the house. The policy also states that the use of ancillary accommodation as a separate dwelling will not be supported.

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 RNP9 of the RNDP seeks to require new buildings to be placed in a way that forms consistent building lines along streets, and they should also be of an appropriate scale, nature and location. Developments involving the provision of new or improved vehicular access should be in keeping with the property and the surrounding street scene, and should actively minimise surface runoff from the site.

The application site is in a semi-rural location approximately 240m east of the Rudgwick built-up area. The existing property forms part of a ribbon of residential dwellings, sited either side of Lynwick Street with frontages comprising intermittent vegetation amongst low-level timber fencing, with gaps in the frontages created by vehicular access points. The properties are individual designs with similar variety in scale and form.

The proposed garage would be sited forward of the principal dwelling, set approximately 2m back from the front boundary, which the submitted plans indicate as being planted with a beech hedge. The proposed garage would rise to a ridge height of approximately 3.6m, which together with the siting would be clearly visible in views from the surrounding area. The scale of the garage would though be clearly secondary to surrounding dwellings and would be seen in the context of a variable street scene and building line, with the eastern neighbour set appreciably further forward than the application host building. It is considered that these factors are such that the garage would not appear intrusive or unduly dominant in wider views, with the key prevailing character of the street preserved. It is noted that the front boundary treatment to the application site, and that which exists at neighbouring properties, would partly screen the proposed garage, which would further lessen the resulting visual impact.

The design, form and materials for the garage are considered to be appropriate for a rural domestic outbuilding. The scale, sting and design of the front garage is such that there would be no adverse effects on the setting of neighbouring heritage assets, with The Old School House to the north-west of the site Grade II Listed.

The submitted plans indicate new planting along the front boundary of the site, which is indicated as being a beech hedge planted at a height of 1.5m. This treatment would be in keeping with this section of Lynwick Street and would help assimilate the proposed garage with the site and surrounding area. A condition is recommended to secure further details of this planting, which is considered necessary in order for the proposed garage to be considered acceptable.

For the reasons outlined, the proposal is considered to be of a siting, 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.

The current application does not seek consent for any alterations to the vehicular access or front hardstanding, where it is noted that alterations have recently taken place. These have not therefore been considered further as part of this assessment, and it is noted that permitted development rights exist for hard surfaces (as set out in Schedule 2, Part 1, Class F of the GPDO).

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.

The siting and scale of the proposed garage and its resulting relationship with adjoining properties is considered sufficient to prevent any unacceptable harm to neighbouring amenity, 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 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.

Other Matters

Inaccuracies were identified in the measurements of the initially submitted proposed plans and elevations of the garage. A revised version was submitted to the Department on 20 December 2024. A site plan providing a detailed existing front garden and driveway layout was also submitted on 2 January 2025.

The Parish Council has raised further concerns over the potential risks to flooding caused by the existing driveway. While this does not form part of the current submission, it is considered that areas of soft landscaping are present at site which together with the gradient of the site and the pre-existing arrangement at the site is such that no unacceptable surface water run-off to the highway would be expected. In respect of the proposed garage, the submitted plans indicate a soakaway and no further details are considered necessary as part of this planning application.

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 garage hereby permitted shall not be first used until full details of new hedgerow planting along the front boundary of the site has been submitted to the Local Planning Authority for its approval in writing. The details shall include plans and specifications to address the following: -

(a) Details of all proposed planting, including schedules specifying species, planting size, densities and plant numbers and pit details.

The approved planting shall be fully implemented in accordance with the approved details within the first planting season following the written approval of the Local Planning Authority. Any planting within the approved scheme which, within a period of 10 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 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).

NOTE TO APPLICANT
This decision relates solely to the detached front garage, as set out in the application form. The applicant is advised that if the hard surface (to the front of the dwelling) is constructed from a non-porous material then it would also require planning permission, unless provision has been made to direct run-off water from the hard surface to a permeable or porous surface within the curtilage of the dwelling.

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/24/1826
(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
Site plan		LH-SJB-001 REV A	02.01.2025
Elevation & Floor plan		VO-001582 REV A	20.12.2024
Block plan		NONE	26.11.2024
Location plan		NONE	01.12.2024
Supporting Docs	Application Form	NONE	26.11.2024

DELEGATED

Case Officer sign/initial Joshua Lee Date: 29.01.2025

Authorising Officer sign/initial Guy Everest Date: 29.01.2025