Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0593
Harleydene , Sandgate Lane, Storrington, West Sussex, RH20 3HJ

DESCRIPTION:
Demolition of existing Sunroom, Utility, Garaging and driveway. Erection of front extensions, two storey side and single storey side and rear extensions. Roof alterations with gables and dormers to existing property and proposed new detached garage, new vehicle access with automated gates and associated landscaping.

RELEVANT PLANNING HISTORY
None relevant

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

Storrington, Sullington and Washington Neighbourhood Plan (2018-2031):
Policy 14 - Design

Storrington and Sullington Parish Design Statement

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
HDC Tree Officer: No Objection - The direct arboricultural impacts of tree and hedge removal can be mitigated by replacement planting as deemed appropriate. The dominant off-site oak tree on the opposite side of Sandygate Lane will foreseeably have significant rooting within the area of the proposed new driveway access. If minded to approve the driveway position, please request details of a no-dig form of driveway construction that utilises a 3 dimensional load spreader filled with uncompacted loose angular stone and is edged with pinned timber/sleepers in accordance with the relevant design standard BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.

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:
No Objection

Representations:
One letter of representation received neither supporting nor objecting to the application. The comments raise potential concerns regarding highway and access of the new entrance. The entrance would be close to a public right of way, the road is a private road with a single track and would create a tight space for vehicles turning in and out.

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 from case officer site visit. These details were considered sufficient to allow the application to be properly considered and determined.

Landscape Impact, Design and Appearance:

Policy 28 of the Horsham District Planning Framework (HDPF) relates to house extensions 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 – Design of SSWNP – "*The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape."*

Harleydene is a detached dwelling located on Water Lane, outside the built-up area of Storrington. The application proposes the following works to demolish the existing sunroom, utility, garaging and driveway. Erection of front extensions, two storey side and single storey side and rear extensions. Roof alterations with gables and dormers to existing property and proposed new detached garage, new vehicle access with automated gates and associated landscaping.

The host building comprises a modest bungalow set within a generous plot. The proposal entails a significant enlargement and remodelling, creating a chalet bungalow with gables and dormers at first floor level providing additional accommodation. The existing ridge height would be retained and the presence of a chalet bungalow in this location would not appear incongruous or out of keeping. The scale, form and design of the proposed extensions is considered acceptable in this location and would fit comfortably with the host building and wider curtilage.

The proposal also seeks to demolish the existing garage and replace with a new two bay detached garage located to the southern corner, located behind the boundary fence near the proposed new access. The garage would be clearly subservient in scale to the main dwelling with the functional form and appearance appropriate in this location. The siting would require the removal of some existing planting / trees but none which are considered to merit retention or formal protected.

The site is well screened to the boundaries and the development would not adversely impact on the prevailing character or appearance of the wider surrounding area.

The new access located to the southern end of the site is surrounded by vegetation. The principal trees of landscape merit potentially affected by the development are all located externally to the current fenced curtilage boundary, with the only tree of significant merit potentially impacted a mature oak tree on the edge of the Sandgate Park opposite, immediately adjacent to the edge of Stoneygate Lane. The construction of the Lane may have been a partial impediment to root growth, however the specification of road construction is unlikely to have completely prevented root growth towards the subject property. The land level drops down away from the road in the position of the new driveway. Therefore, it is possible to engineer the proposed driveway entirely above existing ground levels to tie into the existing road level without the need for any excavation. As such a condition has been recommended to ensure satisfactory protection for the trees. This approach would be sufficient to minimise potential harm to visually important landscape features.

Harleydene is set back from the main road. The presence of an access in the frontage would not be unexpected with the proposed gates set an appreciable distance into the site. This siting and arrangement is considered sufficient to ensure no adverse visual impact from this element of the scheme.

Overall, it is considered that the development is proportionate and appropriate to the context of the site and would not result in significant adverse harm to the site and wider surroundings. The development is therefore considered acceptable in accordance 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 extensions and related alterations, which include an air source heat pump and new raised terrace, and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

It is noted that concerns have been raised relating to the new access and the potential impact on the adjoining access road, which links with a right of way to the north of the site. The proposal would not be expected to result in an intensification of trips to or from the site, with the new access set back approximately 5 metres from the street frontage. This set back would allow vehicles to pull clear of the access road when accessing the site, with the submission referring to automatic gates which would further assist this arrangement. The proposed layout would provide on-site manoeuvring space which would allow vehicles to enter and leave the site in a forward gear. It is considered, for these reasons, that the proposal would not result in any adverse effects on the highway network or highway safety, and there are no transport grounds to refuse the application.

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 extensions and new garage will be modest in proportion and fit comfortably within the curtilage. Given the property's orientation and set-back position, these changes will not negatively impact the visual amenity or character of the area. The existing boundary fence and the proposed landscaping will screen the new entrance and garage, minimizing visual intrusion and preserving the rural aesthetic of the area.

By addressing the tree officer's concerns with the no-dig driveway construction condition and considering the neighbour's comments on highway safety and access, the proposal ensures that the new front access will be practical, safe, and in harmony with the surrounding environment.

As such 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 **Pre-commencement Condition**: No development shall commence until a no-dig driveway construction plan has been submitted to and approved in writing by the Local Planning Authority. This plan must use a three-dimensional load spreader filled with uncompacted loose angular stone and edged with pinned timber or sleepers, in accordance with BS5837:2012 standards concerning trees in relation to design, demolition, and construction.

The development must be carried out at all times in strict accordance with the approved details. Any trees or hedges on the site that die or are damaged during construction must be replaced with trees or hedging plants of a type, size, and in positions agreed upon by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site 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).

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/24/0593

(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
Elevation plan	Proposed	125-07	17.04.2024
Elevation plan	Proposed	125-08	17.04.2024
Roof plan	Existing and proposed	125-09	17.04.2024
Elevation & Floor plan	Proposed garage and gate	125-10	17.04.2024
Location & Block plan		125-01	17.04.2024
Floor plan	Existing	125-02	17.04.2024
Floor plan	Existing	125-03	17.04.2024
Elevation plan	Existing	125-04	17.04.2024
Floor plan	Proposed	125-05	17.04.2024
Floor plan	Proposed	125-06	17.04.2024
Supporting Docs	Application Form	NONE	17.04.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 26.06.2024

Authorising Officer sign/initial Guy Everest Date: 26.06.2024