Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0516
15 Trout Lane, Barns Green, West Sussex, RH13 0SU

DESCRIPTION:
Demolition of existing garage. Erection of a part single storey rear, a two storey side extension, part two storey rear extension and alterations to existing front porch.

RELEVANT PLANNING HISTORY:

DC/23/0607	Demolition of existing garage. Erection of a part single storey, part two-storey rear extension, a two-storey side extension and alterations to front porch.	Application Permitted on 30.06.2023
I/5/97	2-storey extension Site: 15 Trout Lane Barns Green	Application Permitted on 16.04.1997
I/7/86	Extension to dwelling. (From old Planning History)	Application Permitted on 09.05.1986
I/19/80	Porch. (From old Planning History)	Application Permitted on 21.10.1980

Barns Green & Itchingfield Neighbourhood Plan (BGINP) 2015 - 2031:
Policy 12 - Design Parameters

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 40- Sustainable Transport
Policy 41- Parking

Barns Green & Itchingfield Neighbourhood Plan (BGINP) 2015 - 2031:
Policy 12 - Design Parameters

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
Southern Water: There is an existing Build Over Agreement with Southern Water (13693_SWS-BO-DSA000030944) in place relating to the proposed development site. The public sewer should be protected strictly in accordance with the details and conditions approved during this Build Over Public Sewers application process. Any changes to the approved line or depth of foundations, or adding

additional loads, shall be considered as an amendment to the agreement and shall be consulted with Southern Water.

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:
Itchingfield Parish Council recommended the application for approval.

Representations:
1 representation was received in support of the application.

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
This application is for the demolition of existing garage; erection of a part single storey rear, a two storey side extension, part two storey rear extension and alterations to existing front porch at 15 Trout Lane, Barns Green, West Sussex. 15 Trout Lane is a semi-detached property sat around the corner of Trout Lane and Two Mile Ash Road. The property sits back from the road via a modest driveway. It sits outside the built-up area boundary. Dwellings in the vicinity are traditionally style and predominately detached dwellings.

Previously, DC/23/0607 (Demolition of existing garage. Erection of a part single storey, part two-storey rear extension, a two storey side extension and alterations to front porch) was submitted and approved on 30/06/2023. This current application reflects the existing permission, with the key change being a reduction in the width of the extension of approximately 275mm in order to increase the separation from a sewer mains. To compensate for the loss of floor space the first-floor extension to the rear of the property has been extended out further, to align with the proposed single storey rear extension below. The front porch has also been widened in relation to the existing permission.

The application has been assessed on the basis of the submitted details, together with the planning history of the site, available images and photographs. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policy 28 of the HDPF supports development outside the defined built-up area boundaries that can be accommodated appropriately within the curtilage of the existing dwelling. Replacement dwellings should not be disproportionate to the size of the existing dwelling, with extensions also in-keeping with the scale and character of the existing dwelling. The cumulative impacts of existing extensions will be taken into account.

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 12 of the BGINP seeks to ensure developments are of a high-quality design and respect the layout and design characteristics of the area of Barns Green and Itchingfield.

The proposed development is for demolition of existing garage; erection of a part single storey rear, a two-storey side extension, part two storey rear extension and alterations to existing front porch at 15 Trout Lane, Barns Green.

As with the existing permission, the two-storey side extension and porch alterations would be visible from the street scene but would not appear incongruous or inappropriate to the main dwelling, which is set within a spacious elongated plot, where the rear gable extension would have limited visibility from public vantage points from the highway and the mature natural boundary treatment provides additional screening. As such it is considered there would only be a slight impact on the visual amenities of the locality, with the siting, form and scale appropriate to the main dwelling and wider surrounding area. There is evidence of extensive development to dwellings along Trout Lane and It is considered that the proposed forms of extension are sufficient to ensure the overall proportion of the addition does not appear visually dominant or out of keeping with the semi-detached dwellings in the surrounding area.

For the reasons set out above, the siting, form, design, proportions and use of materials of the proposed extensions would not appear incongruous or create an excessive sense of bulk or massing, and with no significant adverse harm to the character and appearance of the site and the wider landscape identified. 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 layout of the proposed extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. The new windows to the front and rear of the property are not considered to create any additional views over adjoining properties and land which are not already present, and no harmful loss of privacy would result from the proposal.

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:

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).

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/24/0516
(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	Existing	P003 REV P1	03.04.2024
Floor plan	Existing	P004 REV P1	03.04.2024
Roof plan	Existing	P005 REV P1	03.04.2024
Elevation plan	Existing	P006 REV P1	03.04.2024
Floor plan	Proposed	P007 REV P1	03.04.2024
Floor plan	Proposed	P008 REV P1	03.04.2024
Roof plan	Proposed	P009 REV P1	03.04.2024
Elevation plan	Proposed	P010 REV P1	03.04.2024
Location plan		P001 REV P1	03.04.2024
Block plan	Proposed	P002 REV P1	03.04.2024
Supporting Docs	Application Form	NONE	03.04.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 21/05/2024

Authorising Officer sign/initial Guy Everest Date: 29.05.2024