Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0005
Beedings Cottage, Gay Street Lane, North Heath, West Sussex, RH20 2HN

DESCRIPTION:
Restoration of original brick work of the upper facades and render the ground floor extension facades to best match existing cottage lower facades.

RELEVANT PLANNING HISTORY:

DC/22/1780	Demolition of existing lean-to conservatory and porch. Erection of a part two-storey, part single storey side extension and first floor rear extension, creation of a roof terrace, new entrance canopy and associated external alterations.	Application Permitted on 16.11.2022.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
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

Pulborough Neighbourhood Plan:
Status - Pulborough Parish have produced a neighbourhood plan which have been subject to successful Examination but cannot proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations.

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.

Parish Comments:

No Objection.

Representations:
1 representation received in support of the proposal:

- It will enhance the property, be more in-keeping with the neighbouring properties.

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 supplied by the agent. 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 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.

Beedings Cottage is a detached dwelling located on Gay Street Lane, outside the built-up area of Pulborough. It has an adequately sized curtilage and sits a sufficient distance from nearby amenities. It is well-screened from the surrounding countryside and public footpaths, with the topography, trees and vegetation further screening the property, limiting impact on local setting and wider views. It is noted that this application is a subsequent submission following permission for the erection of a part-two storey, part single storey side extension and first floor extension – planning ref: DC/22/1780. The proposal seeks to restore the original brick work on the upper facades and render the ground floor extension facades to best match the existing cottage lower facades. The reinstated material would sit on the north elevation. The proposal to reinstate the material would be subservient and would enhance the external appearance of the dwelling. The lower facades of the ground floor extension approved in application DC/22/1780, would be mineral render with the colour and texture sympathetic to the original cottage. There are no proposed change to the built form of the dwelling, with the alterations concentrated on the external appearance of the building. 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 restoration and rendering and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

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/24/0005
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	16.01.2024
Site plan		2116 AP 00.03 REV C	16.01.2024
Elevation plan	West and North, as existing	2116 AP 40.02 REV D	26.01.2024
Elevation plan	East and South, as existing	2116 AP 40.01 REV E	26.01.2024

Photos	Render, as proposed	NONE	03.01.2024
Photos	West Elevation	NONE	03.01.2024
Photos	North Elevation	NONE	03.01.2024
Photos	East Elevation	NONE	03.01.2024
Photos	South Elevation	NONE	03.01.2024
Photos	Photo of existing brickwork	NONE	16.01.2024
Floor plan	Second, as proposed	2116 AP 10.03	16.01.2024
Application Form		NONE	03.01.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 08.03.2024

Authorising Officer sign/initial RHERMITAGE Date: 21.03.2024