DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0380
Woodlands , Hampers Lane, Storrington, West Sussex, RH20 3HU

SITE LOCATION AND SURROUNDINGS:

Woodlands is a single storey property set on the west side of Hampers Lane. As existing a conservatory is present on the west elevation, with a patio on both this elevation and the south elevation.

DESCRIPTION:

Permission is sought for the erection of a single storey rear extension and the enlargement of the rear terrace. The extension includes velux rooflights on the south and north elevation.

The proposed extension would have a dual pitched roof, with facing brickwork and rooftiles to match the existing. The proposed doors are to be UPVC or aluminium.

RELEVANT PLANNING HISTORY:

T/27/01	Erection of a garage Site: Woodlands Hampers Lane Thakeham	Application Permitted on 13.06.2001

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
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 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

Neighbourhood Plan:
Storrington, Sullington & Washington Neighbourhood Plan 2018-2031

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
District Newt Licensing: No Objection
The proposed development is not considered to be relevant to the District Licensing Scheme in this case and consider there would be no likely impact on great crested newts or their habitats. No comments to make at this time.

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:

Washington Parish Council: No objection

Representations:

One (1) objection comment has been received raising the following:
- Noise from construction.
- Impact of those working at the site moving through narrow paths.
- The roof level and windows are not in keeping.

One (1) support comment has been received raising the following:
- Design.
- Highway Access and Parking.
- The scheme is well designed and in keeping with the building and area.

Three (3) comments neither supporting or objection to the proposal raising the following:
- The design is reasonable.
- Concerns have been raised about highways and access.
- Concerns about how the extension will be used due to the path layout.
- Impact on amenity.

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 main considerations in the determination of this application relate to the design and appearance of the proposed development; the potential impacts on the amenities of local residents and the impact on newts.

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 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 of the Storrington, Sullington and Washington Neighbourhood Plan states that the scale, density, 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.

The proposed extension would be limited in scale and suitably subservient; it would have a width of 3.480m and depth of 4.275m. The built form would reflect the existing west elevation of the host property. The materials are acceptable, mostly matching the property. The additional glazing in UPVC or aluminium is not of ideal design, however, any views from the public realm would be very limited. Furthermore, the change would impact only a small area of the property. On balance the appearance of the doors would not be detrimental enough to warrant refusal.

The proposed terrace infills the space to the west (rear) elevation of the property, wrapping around the proposed extension. While of considerable size the terrace in the context of the rest of the large site is considered a suitable addition. Furthermore, it would extend an existing terrace rather than introducing a completely new element. The glazed balustrading would not be visible from the public realm, nor would it be detrimental to the appearance of the property.

The proposal would be a clearly subservient addition and is 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 Horsham District Planning Framework 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 rooflights proposed to the roof of the existing dwelling would be high level and would not provide any additional views, other than skywards.

The proposed doors and terrace are set back from the boundaries, 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.

Other Matters:

Representations have raised concerns about the impact of construction and the related workers. Matters such as loss of property value, structural safety, and the impact of construction works are not material planning considerations.

Conclusion

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.

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 and finishes of all new external walls, windows and roofs of the development hereby permitted shall match in type, colour and texture those of the existing building.

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/24/0380
(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
Block plan	Proposed Plans	23514/P102	08.03.2024
Elevation plan	Proposed Elevations	23514 / P103	08.03.2024
Block plan	Existing Plans	23514 / P100	08.03.2024
Elevation plan	Existing Elevations	23514 / P101	08.03.2024

DELEGATED

Case Officer sign/initial Alice Johnson Date: 29/05/2024

Authorising Officer sign/initial Tamara Dale Date: 31/05/2024