DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0611
Two Roods, Grove Lane, West Chiltington, West Sussex, RH20 2RD

DESCRIPTION:

Erection of a single storey side and rear extension

RELEVANT PLANNING HISTORY:

WC/20/89	Single storey extension (From old Planning History)	Application Permitted on 30.03.1989
SG/44/64	Conversion of existing wood store to additional garage Comment: And b.regs (From old Planning History)	Application Permitted on 09.12.1964
SG/25/63	Extensions Comment: And b.regs (From old Planning History)	Application Permitted on 06.11.1963

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
Policy 34- Cultural and Heritage Assets
Policy 40- Sustainable Transport
Policy 41- Parking

Neighbourhood Plan:
West Chiltington Neighbourhood Plan has been submitted in draft form. The Council is in the process of considering whether the plan meets the Basic Conditions and can progress to Regulation 16 consultation and formal examination.

West Chiltington Common Parish Design Statement

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

HDC Conservation: No Objection

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:

None received

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 site is to the south of Grove Lane within the West Chiltington Built Up Area Boundary and the West Chiltington Lanes Conservation Area.

Two Roods (formerly Coleraine) is a detached two-storey dwelling with painted (white) brickwork elevations, plain tiled main roof, timber windows/doors. The dwelling has been previously extended and is set within a spacious plot which includes detached garage building, swimming pool and mature trees and hedging that provide screening of the site.

The Council has recently adopted the area of West Chiltington containing most of the Wells Cottages as a conservation area and included each cottage on the List of Buildings of Local Architectural, Historic and Townscape Merit. Two Roods is a good example of the dwellings Reginald Fairfax Wells designed and built to reflect his architectural style and world view. The dwelling retains much of its earliest fabric and the intended appearance. The application site now no longer has a thatched roof and has been extended with a single-storey side extension and the original garage area has been converted to internal use.

Planning permission is sought to erect a single-storey flat roof side / rear extension to the southeast elevation, measuring 4.7m x 4m to extend the kitchen & dining area. Flat roof eaves height to match eaves height of dwelling with a central roof lantern. Brickwork to match existing and Oak framed windows and door assembly.

It is set out that the flat roof design has been positioned so that the existing external doors and first floor windows can remain undisturbed to minimise the impact on the character of the original building.

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 34 of the HDPF states, inter alia, that the council will sustain and enhance its historic environment through positive management of development affecting heritage assets.

The proposal would represent a modest and subservient addition and would comfortably fit within the spacious site which has mature boundary vegetation screening. The HDC Conservation Officer has been consulted and it is considered that the current proposal, although of high quality detailing and materials, does not ideally reflect the individual character of the historic building or reinforce the architectural style that characterises Wells' work. However, the constraints created by the need to retain the first floor window are appreciated and the extension will not be greatly visible outside the property and will not prevent an understanding and appreciation of the historic and architectural interest of the dwelling. In this case the proposal is considered an acceptable design, form and scale which is not considered inappropriate 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 on balance and in this instance, 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. It is noted that no neighbouring representations have been received.

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 and finishes of the development hereby permitted shall strictly accord with the submitted plans and application form.

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/24/0611
(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
Location & Block plan		D 0424/687/01	19.04.2024
Floor plan	Existing Ground Floor Plan	D 0424/687/02	19.04.2024
Floor plan	Ground, as proposed	D 0424/687/03	19.04.2024
Floor plan	Proposed Ground Floor	D 0424/687/04	19.04.2024
Floor plan	Existing First Floor Plan	D 0424/687/05	19.04.2024
Floor plan	Existing First Floor Plan with New Roof	D 0424/687/06	19.04.2024
Roof plan	Existing with Proposed Roof Lined Red	D 0424/687/07	19.04.2024
Elevation plan	Existing Elevations	D 0424/687/08	19.04.2024
Elevation plan	Proposed Elevations	D 0424/687/09	19.04.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 06.06.2024

Authorising Officer sign/initial Tamara Dale Date: 17.06.2024