Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0723
Lower Knowle , Bramlands Lane, Woodmancote, West Sussex, BN5 9TR

SITE LOCATION AND DESCRIPTION:

Lower Knowle is a large two storey dwelling, situated between Bramlands Lane and Horn Lane. Permission for a single storey extension has previously been granted.

Permission is sought for the erection of a single storey rear extension. The extension would house a swimming pool, and have a flat roof with aluminium windows and timber cladding.

RELEVANT PLANNING HISTORY:

DC/22/1366	Erection of a single storey extension with associated works.	Application Permitted on 25.05.2023

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

Woodmancote Parish Neighbourhood Plan
Policy 3 Design

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
HDC Archaeology: No objection. The site is located just south of the route of the Roman Road from Hardham to Barcombe Mills (Archaeological notification Area DWS 8725) and the proposals do not involve extensive areas of new ground disturbance.

Natural England: (*Comments dated 31/05/2024*) Concur with the conclusion of your authority's HRA appropriate assessment, insofar that we have no objections subject to the delivery, management and maintenance of measures identified in the water neutrality statement, and subject to relevant pre-commencement conditions identified in the appropriate assessment being put in place, to achieve water neutrality.

Natural England: (*Comments dated 17/06/2024*) Natural England has previously commented on this proposal and made comments to the authority in our response dated 31 May 2024 reference number (477526). The advice provided in our previous response applies equally to this amendment. The

proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Parish Comments:
None received

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 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 HDPF seeks to ensure that outside the defined built-up areas, house extensions, replacement dwellings and ancillary accommodation will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition, extensions should not be disproportionate to the size of the existing dwelling and should be in keeping with the scale and character of the existing dwelling. The policy states that the cumulative impact of existing extensions will also 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 3 of the NP states that 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 is appropriate to the plot size. In the areas adjoining the South Downs National Park, proposals will be supported that avoid any detrimental effect on its landscape and scenic beauty

The site hosts a detached two storey dwelling within a large plot situated outside any defined built-up area boundary and therefore classed as countryside development. The existing dwelling features several extensions that have added to the overall floor print of the original dwelling. The proposal seeks to erect a single storey rear extension to create an indoor swimming with associated facilities for the occupiers. It is noted that planning permission was previously approved for a similar rear extension, with this current application entailing an alternative design.

While the proposed extension would be sizeable and would introduce a considerable expanse of flat roof, in the context of the host building the extension would be clearly subservient. Further, the

extension would not be unduly prominent in views from surrounding properties and land and the wider visual impact would be limited. For these reasons it is considered that the proposal would not be harmfully disproportionate in relation to the existing, even taking into account the cumulative impact of existing extensions. 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.

The proposal is set away from any adjoining properties. 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.

Water Neutrality

The application site falls within the Sussex North Water Supply Zone as defined by Natural England and which includes supplies from groundwater abstraction which cannot, with certainty, demonstrate no adverse impacts upon the defined Arun Valley SAC, SPA and Ramsar sites.

An advice note from Natural England (September 2021) advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

The proposal seeks to erect a single storey rear extension comprising an indoor swimming pool with associated facilities. The application is accompanied by an updated Water Neutrality Statement (Received on the 23/05/2024) details the proposed indoor pool (4.5mx 10m x 1.2m) would require the initial filling of the pool (amounting to 50,000 litres) made by sourcing water from a private supplier, obtained from outside the region.

This would be followed by regular maintenance demand, consisting of replenishment of evaporative and other losses, and backwashing. This is stated by the pool equipment supplier to be no greater than 500 litres per month.

Regular maintenance demand for the indoor pool will be met by harvested and filtered rainwater. A storage reservoir of 1250l will be provided on site which will meet the maintenance demand including a margin for 45 days of drought. Rainwater will be captured from the roof of the existing annex and garaging and the new roof of the pool area, which amounts to a total of 180sqm.

The strategy estimates that the captured rainwater provides 7128 Litres harvesting potential monthly, exceeding the requirement to maintain the reservoir for pool maintenance and thus be water neutral. This is considered appropriate with a condition of approval to also require the submission of a ‘Swimming Pool Management Plan’ which would address the method of water delivery, the maintenance/cleaning of the pool.

The strategy also outlines additional measures as part of the overall refurbishment of the property that will further offset water usage in the main dwelling and will result in a net reduction in consumption. With the identified efficiencies it is considered that the proposed development would be water neutral. Natural England have been consulted upon and have raised no concerns subject to the identified measures being secured, and a condition to this effect is recommended.

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 **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level shall commence until full details of the water efficiency measures, rainwater harvesting system and swimming pool management plan required by the approved water neutrality strategy (Paddy Byers received by the Council on 23.05.2024) have been submitted to and approved in writing by the Local Planning Authority. The rainwater harvesting system shall include a suitable reservoir storage tank to provide a minimum 35 days storage capacity.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

4 **Pre-Use Condition**: The development hereby permitted shall be undertaken in full accordance with the Water Neutrality Statement (prepared by Paddy Byers, received by the council on 23.05.2024). The indoor swimming pool hereby permitted shall not be first used until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for the indoor swimming pool has been implemented in full. The evidence shall include the specification of rainwater harvesting system, fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent, and swimming pool management plan, as specified in the applicant's Water Neutrality Statement (May, 2024). The installed measures shall be retained as such thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

5 **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/24/0723
(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
Supporting Statement	Water Neutrality Statement		23.05.2024
Location & Block plan		1.01 REV A	23.05.2024
Elevation & Floor plan	Proposed roof and section	2.01 REV A	08.05.2024

DELEGATED

Case Officer sign/initial Alice Johnson Date: 12/07/2024

Authorising Officer sign/initial Guy Everest Date: 18.07.2024