Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0634
Highgate, Heather Way, Storrington, West Sussex, RH20 4DD

DESCRIPTION:
Renovation of existing garage, alterations to existing fenestration, external cladding, and internal layout.

RELEVANT PLANNING HISTORY:

DC/23/0647	Erection of a double garage with solar panels and a plant and storage room.	Application Permitted on 27.06.2023.
DISC/23/0182	Approval of details reserved by condition 3 to approved application DC/23/0647	Application Permitted on 09.10.2023.
DC/23/1780	Erection of a double garage with solar panels and a plant and storage room (amendment to DC/23/0647).	Application Permitted on 28.11.2023.
DC/24/0259	Relocation of external fenestration to accommodate an enclosed utility area to divide from the existing open storage (Lawful Development Certificate - Proposed).	Withdrawn Application on 15.04.2024.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
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

Storrington, Sullington and Washington Neighbourhood Plan (2018-2031):
Policy 14: Design

Storrington and Sullington Parish Design Statement

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:
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

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.

Highgate is a detached dwelling located within a sizeable plot, within the built-up area of Storrington. Planning permission is sought to renovate the existing garage, with alterations to the existing fenestration, external cladding, and internal layout. The garage would then be used as a utility and storage.

The front elevation would be clad in natural cedar to match the existing garage and studio buildings which surround it. It is considered that the works are minor and would not result in any harm to the character or appearance of the building or its wider setting. The proposal would remain clearly subservient in form and function and is of a design, form and scale which is appropriate to the character and appearance of the existing dwelling and 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 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 and detached nature of the garage, as well as the retained separation from shared boundaries, would be sufficient to prevent any unacceptable harm to neighbouring amenity. It is noted that no representation letters 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 to be used in the development hereby permitted shall strictly accord with those indicated on the application form and Plan: 2986 / 3A.

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/24/0634
(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	Planning	NONE	23.04.2024
Location & Block plan		2986/1	23.04.2024
Elevation & Floor plan	Existing	2986/2	23.04.2024
Elevation & Floor plan	Proposed	2986/3a	23.04.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 03.06.2024

Authorising Officer sign/initial Guy Everest Date: 13.06.2024