Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0223
Vine Ridge House, Broadford Bridge Road, West Chiltington, RH20 2LD

DESCRIPTION:

Demolition of existing dwelling and storage/stable building and erection of a replacement dwelling, basement and with ancillary 3 bay garage with accommodation above. Renewal of consent under DC/21/1164.

RELEVANT PLANNING HISTORY:

DC/18/0179	Demolition of existing two-storey dwelling and erection of replacement two-storey dwelling	Application Permitted on 05.04.2018
DC/18/1135	Demolition of existing outbuilding and erection of a replacement three bay garage with first floor accommodation.	Application Permitted on 27.07.2018
DC/18/2423	Demolition of existing dwelling and storage/stable building and erection of replacement dwelling, basement and with ancillary 3 bay garage with accommodation over.	Application Permitted on 02.01.2019
DC/21/1164	Demolition of existing dwelling and storage/stable building and erection of replacement dwelling, basement and with ancillary 3 bay garage with accommodation over. (Renewal of Extant consent under DC/18/2423)	Application Permitted on 20.07.2021

SITE AND SURROUNDS

The application site is positioned to the east of Broadford Bridge Road, outside of any designated built-up area boundary. The site is positioned in open countryside, with the neighbouring properties located at a distance to the west. The application dwelling sits on the apex of a slope which ascends from north to the south, with a stable building/workshop positioned to the south-east of the application dwelling, set on lower ground. The site is bound by post and rail fencing, with woodland positioned to the east.

DETAILED DESCRIPTION

The application seeks full planning permission for the replacement of the existing dwelling with a 3-storey dwelling, and the replacement with the existing detached stable/store with a detached ancillary building. The application is a resubmission of the development approved under planning reference DC/21/1164. No alterations are proposed to the development, with the local planning policy context remaining the same as previously considered.

The proposal would comprise a 'T' shaped three storey dwelling, with the basement level built within the contours of the land. The proposed dwelling would measure to a length of 19.5m and a total depth of 11.94m, and would incorporate a hipped roof measuring to an overall height of 7.5m above the highest ground level. The proposal would incorporate 4 no. pitched roof dormers within the north and south elevations. The dwelling would be finished in timber cladding with clay tile roof, with a two storey half-hipped projecting extending from the north and south elevations. The dwelling would amount to a total footprint of 176qm, with a total internal floor area of 456.9sqm. The proposal would incorporate a games room/gym, guest suite, plant room, wine cellar, cinema room to the basement, a living room,

kitchen/dining room, snug, study, boot room, and downstairs w.c; with 3 no. bedrooms with ensuites and lounge on the first floor.

The proposed detached building would measure to a length of 13m and a depth of 7m and would incorporate a pitched roof extending to an overall height of 6.75m above the highest ground level. The proposal would include the provision of 4 no. pitched roof dormers to the east and west elevations, with an external access door to the upper floor positioned on the east elevation and accessed through an external staircase. The building would be finished in brick and horizontal cladding and would be set below the surrounding ground level.

The building would be finished in brick and horizontal cladding and would provide 3 no. garage bays with secure machinery store to the ground floor, with home office and gym to the upper floor.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 24 - Strategic Policy: Environmental Protection
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 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 40 - Sustainable Transport
Policy 41 - Parking

West Chiltington Parish Neighbourhood Plan is currently in progress:-
Policy H2: Quality of Design
Policy H7: Outdoor Space
Policy H8: Attention to Detail
Policy EH1: Built Up Area Boundary
Policy GA3: Parking and New Development

Parish Design Statement:
West Chiltington Parish Design Statement

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

Natural England: No Objection

Concur with the conclusion of your authority's HRA appropriate assessment insofar that adverse effects on the integrity of the Arun Valley Designated sites can be ruled out, as such, no objections subject to the: delivery, management and maintenance of measures identified in the water neutrality statement to achieve water neutrality.

WSCC Highways: No Objection

WSCC as Local Highway Authority (LHA) did not raise any highways safety concerns to the original proposal under DC/18/2423, nor the subsequent renewal under DC/21/1164. The renewal of consent does not alter the previously approved plans, therefore the LHA's previous comments submitted under DC/18/2423 and DC/21/1164 are still considered valid and the conditions relating to parking and cycle storage previously advised would still be considered appropriate.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

Nature Space: 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.

Southern Water: No Objection

Parish Comments: No Objection

Wishes to request a condition that the proposed garage with accommodation above must remain ancillary to the main dwelling.

Representations:

None received

Member Comments:

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

Principle of Development:

The application is a resubmission of the development approved under planning reference DC/21/1164. No alterations are proposed to the development, with the planning policy context remaining the same as previously considered.

Policy 28 of the HDPF states that outside built up area boundaries, replacement dwellings will be supported where the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition, replacement dwellings will only be supported on a one for one basis, and if it can be demonstrated that the building is not derelict. Replacement dwellings should not be disproportionate to the size of the existing dwelling.

The application site has an extensive history, with the site originally utilised for agricultural and equestrian purposes. The application dwelling was initially constructed as an agricultural barn, and was subject of a retrospective change of use to residential in 2005. As part of this permission, an equestrian condition was imposed restricting the dwelling so that it was inhabited by a person employed in connection with the stud farm on the site. A Lawful Development Certificate was issued under DC/17/0207 confirming that the dwelling has been occupied in breach of this condition for more than 10 years. As such, the application dwelling consists of an unrestricted residential dwelling.

Previous applications under references DC/18/0179, DC/18/1135 and DC/21/1164 gave permission for a replacement two-storey dwelling and replacement detached garage building respectively, with the current proposal seeking to renew the extant permission. Therefore, the principle of a replacement dwelling and detached ancillary building on the site is acceptable, subject to compliance with the relevant policies within the HDPF.

Design and Appearance:

The application is a resubmission of the development approved under planning reference DC/21/1164. No alterations are proposed to the development, with the planning policy context remaining the same as previously considered.

Policies 25, 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape character from inappropriate development. Proposal should take into account landscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

Previous applications under references DC/18/0179, DC/18/1135 and DC/21/1164 gave permission for a replacement two-storey dwelling and replacement detached garage building respectively. The proposed dwelling was considered to be of a design and vernacular that would reflect the rural locality. While it was noted that the proposal would be of a greater scale, mass and bulk than the existing dwelling, it was considered that the proposal sat appropriately within the curtilage and would not appear as an overtly prominent or dominant addition. In addition, it was considered that while the proposed detached building would result in a large built form, it was acknowledged that the existing stable building is of a much larger footprint than that proposed. The proposed detached building would be set down from the main dwelling and would not be visible from wider views. It was therefore considered that the proposed detached building would be of a reasonable size within the context of the site curtilage and would be of a form and appearance that appropriately reflect the rural character of the locality.

The proposed dwelling would be of a similar scale, massing, and bulk to that previously approved, albeit with the addition of a basement level now proposed. The existing site consists of a varied topography, with the contours of the land descending to the former yard area to the south. The proposed basement would sit within this sloped area, with the provision of a bi-folding door, and double door. Given the undulating nature of the surrounding topography, and the reasonably screened nature of the site, the basement addition would not be readily viewable from the wider landscape. Although the addition of the basement would result in additional floor space of approximately 150sqm, it is recognised that the addition would sit within the contours of the site and within the extent of the proposed dwelling. It is therefore not considered that the proposal would result in visual harm to the

surroundings and would not be appreciable from wider views. It is therefore considered on balance that the proposed dwelling would be of a scale, massing, and form that would sit appropriately within the context of the site and would relate sympathetically to the rural character of the area.

The proposed detached ancillary building would be of matching scale, form, and appearance to that approved under planning reference DC/21/1164. It is therefore considered that the proposed detached building would be of a reasonable size within the context of the site curtilage and would be of a form and appearance that appropriately reflect the rural character of the locality.

It is therefore considered that the proposed development would relate sympathetically to the character and appearance of the site and surroundings, in accordance with Policies 25, 32, and 33 of the Horsham District Planning Framework (2015).

Amenity Impacts:

The application is a resubmission of the development approved under planning reference DC/21/1164. No alterations are proposed to the development, with the planning policy context remaining the same as previously considered.

Policy 33 states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.

Given the isolated nature of the site in the context of the surroundings, it is not considered that the proposal would result in harm to the amenities or sensitivities of neighbouring properties, or users of surrounding land, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Highways Impacts:

The application is a resubmission of the development approved under planning reference DC/21/1164. No alterations are proposed to the development, with the planning policy context remaining the same as previously considered.

Policies 40 and 41 of the Horsham District Planning Framework state that development should provide a safe and adequate access, suitable for all users.

The proposed development would be set back from the public highway, and would utilise an established hardstanding and driveway to the existing dwelling and building. In this context, the proposed development is not considered to result in harm to the function or safety of the public highway. In addition, it is considered that the proposed development is of an appropriate size for the proposed use. It is therefore considered that the development would provide safe and adequate access, suitable for all users in accordance with Policy 40 of the Horsham District Planning Framework (2015).

Water Neutrality:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England 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 falls within the Sussex North Water Supply Zone and would result in a greater level of water abstraction than the site presently generates. Natural England therefore require that the proposal

demonstrates water neutrality or that it should be delayed awaiting an area-wide water neutrality strategy.

The application is for the demolition of existing dwelling and storage/stable building and erection of a replacement dwelling, basement and with ancillary 3 bay garage with accommodation above. Renewal of consent under DC/21/1164. The Water Neutrality Statement states the overall water demand of the proposed development can be reduced through the installation of water efficient fixtures and fittings. The installation of these fixtures and fittings would reduce the overall water demand to below the existing baseline, as demonstrated by the Existing Fittings Survey This results in the site becoming water neutral.

Natural England were consulted on the water neutrality strategy following the carrying out of an appropriate assessment by officers and have taken the view that with the appropriate mitigation methods as stated in the Water Statement dated 29.04.2024 there is no objection to the proposal provided suggested condition is met.

Upon review by the Council, the information available and the mitigation measures proposed are considered to provide the necessary certainty to demonstrate that the proposed development would result in no greater demand than the existing situation. Appropriate mitigation measures have been embedded within the development and would be secured by condition as part of the planning consent. These measures are considered sufficient to avoid adverse effects on the integrity of the interest features of the Arun Valley SPA, SAC & Ramsar site from the development either alone or in combination with other plans and projects, in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 185 and 186 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).

Climate Change:

Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change.

Should the proposed development be approved, the following measures to build resilience to climate change and reduce carbon emissions would be secured by condition:

- Requirement to provide full fibre broadband site connectivity
- Dedicated refuse and recycling storage capacity
- Cycle parking facilities
- Electric vehicle charging points

Subject to these conditions the application will suitably reduce the impact of the development on climate change in accordance with local and national policy.

Conclusions:

The proposed development is considered acceptable in principle and is considered to relate sympathetically to the character and appearance of the site and surroundings, and is not considered to result in harm to the amenities of neighbouring properties or the function of the public highway. It is therefore considered that the proposal accords with Policies 25, 32, 33, and 41 of the Horsham District Planning Framework (2015).

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	617.5	144.27	617.5
		Total Gain	**144.27**
		Total Demolition	**473.23**

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

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 Condition**: No development shall commence until precise details of the existing and proposed finished floor levels of the development in relation to nearby datum points adjoining the application site have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Pre-Commencement Condition**: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

5 **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

6 **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level shall commence until full details of the water efficiency measures required by the approved

water neutrality strategy (Water Neutrality Report by cgs civils dated 25.04.2024) have been submitted to and approved in writing by the Local Planning Authority.

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 185 and 186 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).

7 **Pre-Occupation Condition**: No dwelling hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. 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 185 and 186 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).

8 **Pre-Occupation Condition:** Prior to the first occupation of each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabytes per second through full fibre broadband connection shall be provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

9 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

10 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been provided within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

11 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a fast charge electric vehicle charging point for that dwelling has been installed. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

12 **Post Occupation Condition**: Upon the occupation of the building hereby permitted the existing dwelling shall cease to be used for any purpose whatsoever and within a period of 1 month thereafter such existing building(s) shall be demolished (including the removal of foundations)

all materials arising from such demolition removed from the site and the site of the demolished building restored in accordance with details of landscaping which have been submitted to and approved in writing by the Local Planning Authority.

Reason: The retention of existing buildings together with the new buildings would result in the proliferation of buildings on the site, detracting from the character of the area which would be contrary to Policy 33 of the Horsham District Planning Framework (2015).

13 **Regulatory Condition**: The detached garage building hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Vine Ridge House as a dwelling and not for any other purpose without the express consent of the Local Planning Authority.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units contrary to Policies 3, 26 and 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/24/0223
(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 Report by cgs civils dated 25.04.2024	C3093 Rev P-	29.04.2024
Location plan	Location Plan	1405/17/P/20	09.02.2024
Elevation & Floor plan	Floor Plans, and Elevations, Roof Plan, Block Plan [Proposed]	1405/17/P/21B	09.02.2024
Elevation & Floor plan	Existing Floor Plans	1405/17/P/22	09.02.2024
Elevation plan	Existing Elevations	1405/17/P/23	09.02.2024
Elevation & Floor plan	Floor Plans, and Elevations [Proposed Gym/Games Room & Store]	1405/17/P/24	09.02.2024
Elevation & Floor plan	Existing Plans & Elevations [To Be Replaced]	1405/17/P/25	09.02.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 13.06.2024

Authorising Officer sign/initial Tamara Dale Date: 13.06.2024