Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1149
Chanctonbury View, Marley Way, Storrington, West Sussex, RH20 3NH

DESCRIPTION:

Replacement of concrete sectional garage with new timber framed garage covering same footprint.

RELEVANT PLANNING HISTORY:

SG/12/94	Demolition of existing dwelling erection of one 4-bed house and single garage Site: Chanctonbury View Marley Way Storrington	Application Permitted on 08.09.1994

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 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

Storrington Sullington and Washington Neighbourhood Plan:
Policy 14 Design

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:

Neither Objection or Support - Neutral

Representations:

One representation received raising no objections to the existing garage being replaced however, request that no work is undertaken during the weekends in consideration of the neighbours

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 east of Marley Way and within Storrington Built Up Area. The site contains a detached two storey dwelling and located immediately to the north of the dwelling is a garage building of single bay width and of an extended depth which could accommodate 2/3 cars. The garage building has a front gable to dual pitched roof and is composed of concrete walls with pebble dash, and corrugated plastic roof tiles.

The neighbouring property immediately to the side (north) of the site is Marley Way Garage Ltd with a collection of buildings forming workshops and office buildings. A double height flat roofed office building is located adjacent to the north boundary of the site.

Planning permission is sought for the replacement of the existing concrete sectional garage with a new timber framed garage building covering the same footprint. The replacement building is proposed with timber clad walls and concrete roof tiles to match the main house. The building measures 3m width, 12m depth, the roof design to remain with front gable with ridge height approximately 3.6m, and eaves height 2.3m. Vehicle access via front pair of opening timber doors, a pedestrian timber door and window to the side of the garage south elevation onto the dwelling, and a further pedestrian timber door and window further to the rear of the side south elevation to access rear workshop area.

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.

Storrington Sullington and Washington Neighbourhood Plan: Policy 14: Design – 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 landscape.

The proposed garage/workshop building would replace the existing building to the same footprint, with the design and external appearance of the building considered to be appropriately reflective of the character and visual amenity of the host dwelling and wider surroundings. 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 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 replacement garage building and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

It is noted that a neighbouring representation has been received requesting that no work is undertaken during the weekends in consideration of their neighbours. It is not considered that the nature and extent of the proposed development would result in a degree of noise or disturbance that would be unreasonable and unexpected.

For these reasons, it is considered that the proposed development would not result in harm to the amenities of neighbouring properties, in accordance with the above policy.

Water Neutrality

There is no clear or compelling evidence to suggest the nature and scale of the proposed replacement garage building 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 those indicated on the application form and approved plans.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The development hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of the dwelling Chanctonbury View, Marley Way and shall not be used as independent accommodation or for commercial purposes.

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 of living accommodation contrary to Policies 26, 32 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/24/1149
(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		NONE	19.08.2024
Location plan		NONE	19.08.2024
Elevation & Floor plan	Garage & Workshop Sheet 2	31-75875-SHEET2	29.07.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 07.10.2024

Authorising Officer sign/initial Tamara Dale Date: 11.10.2024