Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1339
Star Farm, Gay Street Lane, North Heath, West Sussex, RH20 2HN

DESCRIPTION:
Erection of a single storey side extension.

RELEVANT PLANNING HISTORY:

DC/19/0180	Erection of a single storey side extension	Application 20.03.2019.	Permitted on
DC/20/2193	Replacement garage/garden store with 'hobbies' room above.	Application 04.01.2021.	Permitted on
DC/21/2625	Erection of single storey side extension.	Application 22.02.2022.	Permitted on
DC/23/1951	Erection of a replacement detached Garage/Garden Store with Hobbies Room above	Application 12.12.2023.	Permitted on

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
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

Neighbourhood Plan:
Pulborough Parish have produced a neighbourhood plan which have been subject to successful Examination but cannot proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations.

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

Archaeology: No Objection: -
The site is within an Archaeological Notification Area DWS8561 – Prehistoric Lithic Working, Mine Pits, Glass Working Industry and Medieval Farmsteads, West Chiltington and Pulborough but the proposal involves only minor ground disturbance that is very unlikely to impact upon significant archaeological remains and we have no archaeological concerns.

HDC Conservation: No Objection: -
As this is a renewal application for a previously permitted scheme.

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

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.

The application is a resubmission of a previously approved extension to renew the permission. There are no changes to the 2021 permission.

The single storey side extension would enlarge the existing sitting room. Brick/stone and roof tile materials would match the existing, complementary to the original dwellinghouse and the rural character of the surrounding area. The extension would be approximately 3.5m wide, 5.93m long, with an approximate height of 2.25m and approximate overall height of 3.35m. The proposal would be a clearly subservient addition and it is considered that the design, form and scale are appropriate to the character and appearance of the existing dwelling, and which would not harm the character and 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.

The siting and scale of the extension, as well as the detached nature of the property and 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 and finishes of all new external walls, windows and roofs of the development hereby permitted shall match in type, colour, and texture those of the existing building.

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/24/1339
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Cover Letter	NONE	03.09.2024
Supporting Statement	Planning Statement	NONE	03.09.2024
Location plan		SF/07/01	03.09.2024

Site plan		SF/07/02	03.09.2024
Elevation plan	Existing	SF/07/03	03.09.2024
Floor plan	Existing Ground	SF/07/04	03.09.2024
Elevation plan	Proposed	SF/07/05	03.09.2024
Floor plan	Proposed Ground	SF/07/06	03.09.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 18.10.2024

Authorising Officer sign/initial RHERMITAGE Date: 28.10.2024