Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0156

Stoneleigh, Mill Lane, Ashington, West Sussex, RH20 3BX

DESCRIPTION:

Erection of a single storey side extension and installation of porch and sliding doors to rear elevation

RELEVANT PLANNING HISTORY:

DC/21/1623	Conversion of existing integral garage into habitable living space (Lawful Development Certificate - Proposed).	Application Permitted on 02.09.2021.
DC/21/1622	Erection of a detached garage.	Application Permitted on 05.11.2021.
DC/18/2701	Erection of a single storey rear extension.	Application Permitted on 12.02.2019.

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

Ashington Neighbourhood Plan (2019-2031)

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

Nature Space: No Objection: -

The proposed development is not considered to be relevant to the District Licensing Scheme in this case and we consider that there would be no likely impact on great crested newts or their habitats. I therefore have no comments to make at this time.

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: Objection

The Parish Council own the land immediately adjacent to the property, and the applicant had contacted them in December 2020 to raise their concerns regarding a drainage ditch bordering their property on the Council owned land. They noted "that the area of our property next to this land is subsiding / slipping into this drainage ditch" with the movement of fence posts and hairline cracks appearing on internal plaster on the site of the property adjacent to the council land and section of ditch. Therefore, the council are concerned that the applicant now wishes to build even closer to the previously mentioned boundary. For these reasons, the parish council object to the planning application.

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.

Stoneleigh is a detached dwelling located within the built-up area of Ashington. The application seeks to erect a single storey side extension and porch as well as sliding doors to the rear elevation. The side extension would sit on the west elevation and the porch on the eastern elevation. The proposed porch would infill space on the east elevation and is of modest scale. The porch would sit comfortably within the elevation and would not appear obtrusive from the street scene. The sliding doors on the rear elevation would replace the existing fenestration. The proposed single storey side extension would create a utility room and represents a modest addition, set back from the front building line and sitting close to the curtilage boundary. The roofline would slope down following a similar gradient to the existing dwellinghouse. The extension would extend 1.94m from the side elevation, with a maximum height of approximately 4.45m.

The proposal would be a clearly subservient additions and 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.

The Parish Council comments are acknowledged. It is considered that the extension would sit comfortably within the curtilage boundary and any concerns as to structural stability would be addressed through separate legislation, such as the Building Regulations. This would not therefore be a reason to withhold planning consent.

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 side and porch extensions, as well as the detached nature of the property, would be sufficient to prevent any unacceptable harm to neighbouring amenity. It is noted that no representation letters have been received.

Other Matters

The application site sits within the red impact risk zone for great crested newts. The district licensing officer had no objection or comment on the proposal and no adverse impact on protected species has been identified.

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/24/0156
(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
Location & Site plan	Proposed Site and Block Plan	AP/STML/23/04 REV_B	26.02.2024
Elevation & Floor plan	Existing Plans and Elevations	AP/STML/23/01	29.01.2024
Elevation & Floor plan	Proposed Plans and Elevations	AP/STML/23/03 REV_A	29.01.2024
Block plan	Proposed Location Plan	AP/STML/23/05	21.02.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 01.05.2024

Authorising Officer sign/initial Guy Everest Date: 03.05.2024