DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1379
South Rowner Cottage, Rowner Road, Billingshurst, West Sussex, RH14 9HT

DESCRIPTION:
Variation of Condition 1 of previously approved application DC/18/1396 (Demolition of existing outbuilding and erection of a detached garage with habitable living space. Erection of a two storey side extension to existing dwelling) Relating to the design of the side extension.

RELEVANT PLANNING HISTORY:

DC/18/1396	Demolition of existing outbuilding and erection of a detached garage with habitable living space. Erection of a two storey side extension to existing dwelling.	Application Permitted on 26.11.2018

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 26- Strategic Policy: Countryside Protection
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

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

Billingshurst Parish Neighbourhood Plan 2019 – 2031
Bill 2 - Housing Design and Character

Billingshurst Parish Design Statement

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: 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.

Billingshurst Parish Council: 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 site is to the east of Rowner Road in a countryside location. South Rowner Cottage is a semi detached dwelling with loft accommodation and has been extended previously to the rear. The dwelling is set within a large plot of land which slopes down from the roadside to a stream and has open fields to the south side.

Planning permission was granted in Nov 2018 (ref. DC/18/1396) for the erection of a two-storey side extension and a replacement single-storey detached garage building, The works are stated as commenced in summer 2021 with the ground works and foundation for the side two-storey extension. DC/18/1396 granted permission for the two-storey extension to the south western elevation of the property to be set back from the principal elevation. The extension to be one storey at its front, rising to two-storey towards the rear of the property, with a new doorway to the south western elevation. The property had previously benefited from a two-storey extension to the rear.

This application seeks permission to amend the design of the side extension as follows:

- Removal of the boxed gutter between the study roof and the tile hanging to the two-storey extension.

- Removal of Juliette balcony and insertion of window in lieu of Juliette balcony associated door / window configuration.

- Vertical tile hanging to the two-storey extension to be raised to meet with the tile hanging on the existing element of the house to be extended.

- Roof pitch to the two-storey extension to be lowered slightly to be subservient to the main roof.

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.

Policy Bill 2 of the Billingshurst Neighbourhood Plan states that development proposals should be guided by the Billingshurst Parish Design Statement and, where practicable, should reflect the scale and local vernacular of the surrounding buildings and use materials that are in keeping with those in existing buildings in the immediate locality.

The proposed amended plans would result in alterations to the overall appearance that would be considered acceptable in design, form and scale and which are not inappropriate 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 extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

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 186 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 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved plans and on the application forms.

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).

3 **Regulatory Condition**: The annex accommodation within the garage/outbuilding hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of South Rowner Cottage as a dwelling and shall not be used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The new roof junctions at ridge, eaves and verges shall be built to reflect traditional detailing existing on the original cottage.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policies 33 & 34 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/24/1379

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	DC/18/1396	NONE	10.09.2024
Floor plan	Proposed ground	PL02A	10.09.2024
Location & Block plan		PL01A	10.09.2024
Floor plan	Proposed first	PL03A	10.09.2024
Elevation plan	Proposed	PL05D	10.09.2024
Elevation plan		PL04E	10.09.2024
Supporting Statement	Planning	NONE	04.10.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 22.11.2024

Authorising Officer sign/initial RHERMITAGE Date: 27.11.2024