Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0116
Twitten End, North Street, Storrington, West Sussex, RH20 4PB

DESCRIPTION:

Erection of single storey side and rear extensions. Replacement roof covering including new front dormer windows. Erection of a replacement detached garage.

RELEVANT PLANNING HISTORY:

SR/54/61	Bungalow and garage. (From old Planning History)	Application 06.09.1961	Permitted on
SR/34/79	Retention of single garage erected without planning permission. (From old Planning History)	Application 18.07.1979	Permitted on

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
Policy 40- Sustainable Transport
Policy 41- Parking

Storrington Sullington and Washington Neighbourhood Plan:
Policy 14 Design

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:

HDC Design and Conservation Officer: No Objection

The proposed extensions and alterations will not affect the character of the conservation area through change in its setting

HDC Arboricultural Officer: No Objection

The property is abutted by the High Street Conservation Area to the South. Within the neighbouring property in that respect are some mature yew trees that make a positive contribution to the landscape character. These yew trees will not be foreseeably impacted upon by development on the subject property. No trees of significant landscape merit/public amenity value are present on the subject property.

The property contains a number of small ornamental tree/shrub plantings, a couple of which will be removed to enable the development. The comparatively young trees are not of a form/size/condition that warrants their consideration as potential constraints on development. No arboricultural concerns.

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: Comment

Questioned whether the height of the garage would be too tall in this setting.

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 south of North Street within the Storrington Conservation Area and built up area boundary.

Planning permission is sought to erect a single-storey side (west) extension replacing the existing single-storey side extensions and with a new pitched roof above. Also proposed is a rear extension to provide extended kitchen/dining/living room space with dual pitched roof to match in design the existing rear extension. The existing flat roofed rear conservatory to be removed. A replacement plain clay roof tiled roof covering is also proposed, including two new front pitched roof dormer windows, including

vertical tile hanging, to serve the existing first-floor bedroom and landing space. The erection of a replacement detached pitched roofed garage is also proposed to the rear of the dwelling to replace an existing flat roofed garage. The replacement pitched roof garage to measure 6.5m depth, 3.4m width, 2.25m eaves height, 4m ridge height. Materials consisting of facing brickwork, plain roof tiles, metal roller shutter single garage door, window and pedestrian door of timber/upvc.

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 14 of the Storrington, Sullington and Washington Neighbourhood Plan 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 development seeks to update the dwelling, with extensions and alterations that are considered to be of a scale proportionate to the existing dwelling, and utilising features and form that would appropriately reflect the character and visual appearance of the host dwelling. The proposed porch addition would create a feature to the front of the dwelling, with the pitched roof additions considered to sit comfortably within the overall character and form of the building. The rear extension would reflect the existing gable feature, with the addition of a crown-pitched roof over the side extension considered to further integrate this into the dwelling.

The existing rear flat roofed garage to be replaced is not of any architectural merit and the replacement garage will have a roof with a sufficient dual pitched roof to represent a traditional building, utilising an overall form that would reflect features within the existing dwelling. The proposed garage is therefore considered appropriate.

The application was consulted with the HDC Conservation Officer, where it was considered that the proposal will not affect the character of the conservation area.

Overall, the proposal is considered to be of a design, form and scale which would not harm 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. It is noted that no objections 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 the development hereby permitted shall strictly accord with the submitted plans and application form.

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

4 **Regulatory Condition**: The replacement garage building hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of the dwelling Twitten End, North Street, and shall not be used as a separate unit of 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/24/0116
(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 plan	Site Location Plan	NONE	22.01.2024
Block plan	Existing Plans	23512/P100	22.01.2024
Elevation plan	Existing Elevations	23512/P101	22.01.2024
Block plan	Proposed Plans	23512/P102	22.01.2024
Elevation plan	Proposed Elevations	23512/P103	22.01.2024
Elevation & Floor plan	Existing and Proposed Garage	23512/P104	22.01.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 19.03.2024

Authorising Officer sign/initial Tamara Dale Date: 25.03.2024