DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1415
3 Gatewycke Terrace , Tanyard Lane, Steyning, West Sussex, BN44 3RL

DESCRIPTION:

Installation of solar panels to the south elevation pitched roof.

RELEVANT PLANNING HISTORY:

DC/24/0994	Erection of a garden studio (Lawful Development Certificate - Proposed).	Application Permitted on 04.09.2024
DC/23/1401	Surgery to 1x Sycamore and 1x Cypress (Works to Trees in a Conservation Area)	Application Permitted on 30.08.2023

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 34- Cultural and Heritage Assets

Neighbourhood Plan:
The Steyning Neighbourhood Plan was formally made at Full Council on Thursday 7 September 2022.
SNDP3 – Contribution to Character

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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.

Design and Conservation Officer: No Objection

The addition of solar panels in the street scene will not prevent or dilute opportunities to understand and appreciate the character of the conservation area we wish to preserve in this case.

Parish Comments: No Objection.

Representations:

Three objections received concerning the design, position of the solar panels the character of the conservation area.

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.

Policy 34 of the Horsham District Planning Framework states that Development should reinforce the special character of the district's historic environment through appropriate siting, scale, form, and design, and should make a positive contribution to the character and distinctiveness of the area. In addition, development should preserve and ensure clear legibility of locally distinctive vernacular building forms and their setting, features, fabric and materials, and should seek to secure the viable and sustainable use of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset.

3 Gatewycke Terrace is a mid-terrace property on Tanyard Lane, Steyning. It falls just within the Steyning conservation area. The proposal seeks for the permission of the installation of solar panels to the front of the properties roof, south facing.

It is noted that the Parish Council raised no objection to the application. Three neighbour representation letters were received in objection to the application each with concerns about the character of the conservation area and the position of the solar panels. All objections raised concerns that the solar panels would not be within keeping of the wider conservation area. The position of the solar panels would also be preferred to be to the rear elevation.

HDC Conservation Officer made no objection to the application, recognising that the proposed solar panels would draw attention due to their position, but would not prevent or dilute opportunities to understand and appreciate the character of the Conservation Area.

Following the comments from HDC's conservation officer, the proposal is not considered to result in significant detrimental impact to the public realm. Although the solar panels are visible from a public vantage point, it is not considered to cause harm to the character of the conservation area that would justify a reason for refusal. The position of the panels are dictated by solar efficiency, where the proposal would result in benefits in respect of renewable energy.

On the balance of all considerations, the proposal would be a clearly subservient addition and is considered to be of a scale and form 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 solar panels 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 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 to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

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).

4 **Regulatory Condition**: The solar panels hereby permitted shall be retained in accordance with the approved details. In the event of the solar panels ceasing to be used, the panels shall be

removed from the roof, and the roof made good, as soon as is reasonably practicable and be no later than six months after the cessation of the panels.

Reason: In the absence of demonstrable need, there is no justification for the retention of the panels 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/24/1415

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan	Location Plan Site Block Plan	432/101	16.09.2024
Roof plan	Roof Plans & Elevations	432/102	16.09.2024

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 24/10/2024

Authorising Officer sign/initial Tamara Dale Date: 11/11/2024