Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1526
High Larches, Melrose Place, Storrington, West Sussex, RH20 3HH

DESCRIPTION:
Erection of a 2-bay carport.

RELEVANT PLANNING HISTORY:

DC/18/1628	Retrospective application for the erection of a double garage and front boundary wall/fence.	Application 08.10.2018	Permitted on
DC/19/1937	Erection of swimming pool enclosure and associated plant room in rear garden (amendment following permission DC/14/1808).	Application 18.03.2020	Permitted on
DC/19/2104	Erection of 3 bay attached carport building and retention of timber fencing to front boundary wall.	Application 16.08.2021	Refused on

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 40 - Sustainable Transport
Policy 41 - Parking

Neigbourhood Plan:
Storrington Sullington and Washington Neighbourhood Plan has been Made. Of relevance to this application is policy 14; Design & Policy 18 – Car Parking.

Parish Design Statement:
Heath Common Design Statement – 2018

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 20: Development Principles
Policy 24: Sustainable Transport
Policy 25: Parking

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.

Parish Comments:
Washington Parish Council object to the application for the following reasons:

- Design
- Loss of General Amenity
- Other
- Overdevelopment

Washington Parish Council has agreed to OBJECT for the following reasons: This application is insignificantly different from the previous application in 2019 and that the same issues apply now as then. These are that the excessive bulk and position of the proposed development will have an unacceptable impact on the character and appearance of the street scene of Melrose Place; this is contrary to policies 32 and 33 of the current Horsham District Planning Framework (2015) and contrary to the adopted Heath Common Design Statement which seeks to protect the character and spacious feel of the area.

Representations:
4 letters of representation have been received from 2 separate addresses *objecting* to the proposal for the following reasons:

- Street Scene and Visual Amenity: The carport's size and mass would negatively impact views from the east-facing windows of "Woodside," a neighbouring property.
- Potential damage to the beech hedge from construction activities could further expose the structure, worsening its visual prominence.
- Previous failures to replace damaged hedge sections during earlier developments exacerbate this concern.
- Overdevelopment and Precedent: The proposed carport adds to existing overdevelopment on the site, exceeding the scale and character of other properties on Melrose Place and setting an undesirable precedent.
- Noise and Disturbance: Additional construction activity raises concerns about increased building traffic, noise, and disruption to neighbours.
- Similarity to Refused Applications: Despite reductions, the current proposal is only marginally smaller (10%) than the previously rejected designs, failing to address previous objections adequately.

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

Character and Appearance

The application has been assessed based on the submitted plans, the planning history of the site and nearby properties, and photographic evidence gathered during the case officer's site visit. These details provide a sufficient basis for evaluating the proposal.

Policies 32 and 33 of the Horsham District Planning Framework (HDPF) emphasize the importance of high-quality design that respects the character of the local area. These policies require new developments to complement their surroundings in terms of size, appearance, and placement, while also protecting important views and ensuring harmony with open spaces and landscapes.

This application is a revised submission following the refusal of planning application DC/19/2104, which proposed a 3-bay carport. The previous proposal was deemed unacceptable due to its scale, massing, and position, which were found to detract from the character of the street and surrounding properties.

The revised proposal reduces the carport to a 2-bay oak-framed structure with an overall height of 3.7 metres. Its siting has been adjusted to sit further back on the property, behind mature hedging and trees. The reduction in the width of the carport, alongside its repositioning further back on the property, behind mature hedging and trees, represents a significant improvement over the 2019 proposal. The existing boundary treatments, including a brick wall, fencing, and large closed-board gates, provide additional screening, ensuring that only the top ridge of the carport is visible from public viewpoints. The height of 3.7 metres, while unchanged, is mitigated by the existing boundary treatments and landscaping, which provide substantial screening, notwithstanding there is already an existing garage on the same boundary of similar height. This redesign significantly reduces the structure's visual prominence and aligns with Policies 32 and 33, as well as the Heath Common Design Statement, which emphasizes modest and sympathetic additions that preserve the semi-rural character of the area.

The choice of oak framing complements the traditional aesthetic of the property and the wider neighbourhood. The reduction in scale and repositioning of the carport demonstrates a clear effort to address previous concerns by blending the structure with its surroundings.

The proposed carport is considered a modest and subordinate addition to the existing property. Its design, size, and placement are appropriate for the character of the dwelling and will not harm the visual appeal or spacious feel of the wider area. As such, the revised design aligns with Policies 32 and 33 of the Horsham District Planning Framework (HDPF) and the Heath Common Design Statement. The modest scale and use of oak framing contribute to the carport's sympathetic integration with the semi-rural character of the area.

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 proposed structure is positioned to have no detrimental effect on the amenity of neighbouring properties. Its single-story height and siting ensure that it does not intrude on privacy or cause significant overshadowing. Additionally, the 2m high boundary fence provides effective screening, particularly for the adjacent property, Tintells, further reducing any visual impact.

Concerns raised by the residents of Woodside regarding the carport's visibility have been noted. However, the mature hedging and tree line along the boundary, coupled with the existing brick wall and gates, effectively mitigate visual intrusion from the public realm and neighbouring properties.

Regarding potential noise and disturbance, the carport's use as a domestic ancillary structure is not expected to generate significant noise. While construction activities may result in temporary disruption,

these are standard and limited in duration, with the applicant required to comply with local construction hours and noise regulations.

Overall, the proposal is considered acceptable in terms of its impact on residential amenity and aligns with Policy 33 of the HDPF, which seeks to prevent harm to the living conditions of neighbouring properties.

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.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

Conclusion

The application has been thoroughly assessed in light of relevant planning policies, the site's context, and representations received. The revised proposal for a 2-bay oak-framed carport represents a meaningful improvement over the previously refused application, addressing key concerns through reductions in size, improved positioning, and enhanced screening measures.

While objections have been raised by Washington Parish Council and neighbouring residents, these have been carefully considered. The concerns regarding overdevelopment, visual amenity, and potential impacts on the street scene have been mitigated through the revised design, which aligns with Policies 32 and 33 of the Horsham District Planning Framework (HDPF) and the Heath Common Design Statement. The proposed carport is modest in scale, subservient to the main dwelling, and sympathetic to the semi-rural character of Melrose Place.

Regarding residential amenity, the proposed structure's design, siting, and screening ensure that there will be no significant harm to neighbouring properties in terms of privacy, overshadowing, or noise. Temporary construction impacts are standard and will be managed within established guidelines. Furthermore, the inclusion of conditions to ensure the maintenance or replacement of existing hedging will help preserve the character of the site and mitigate concerns about potential future visual intrusion.

On balance, the proposal is considered acceptable, complying with the relevant planning policies and delivering a design that respects the character of the site and its surroundings. Approval is recommended subject to appropriate conditions.

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).

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/24/1526

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Planning	NONE	01.10.2024
Site plan	Existing elevations	2024.429.01	01.10.2024
Site plan	Proposed elevations	2024.429.02	01.10.2024
Location plan	Existing	2024.429.03	01.10.2024
Block plan		2024.429.04	01.10.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 20.11.2024

Authorising Officer sign/initial RHERMITAGE Date: 19.12.2024