Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0210
Yew Tree House, 2 School Hill, Warnham, West Sussex, RH12 3QN

DESCRIPTION:
Installation of wooden swing gates to driveway.

RELEVANT PLANNING HISTORY:

DC/21/2834	Replacement of existing rear extension with a single storey rear extension (Listed Building Consent).	Application Permitted on 28.10.2022.
DC/21/2833	Demolition of existing outhouse and garage and erection of a single storey detached annexe, garage / car port and associated landscaping. Replacement of existing rear extension with a single storey rear extension (Householder Application).	Application Permitted on 25.11.2022.

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
Policy 34- Cultural and Heritage Assets
Policy 40- Sustainable Transport
Policy 41- Parking

Warnham Neighbourhood Development Plan (2017-2031):
Policy W5: Design for residential development

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
HDC Conservation: No Objection. The proposal will not affect the setting of the listed building or the character of the conservation area.

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:
The Parish Council in principle have no objections to the planning objections. However the council would like reassurance that the swing of the gates will not obstruct the very narrow pathway due to the volume of footfall using this pathway.

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.

Policy 34 of the HDFP aims to sustain and enhance the historic environment through positive management of development affecting heritage assets. By reassuring development preserve and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric, and materials.

Yew Tree House is located on the east side of School Hill, towards the northern edge of the village of Warnham. The application site is a corner plot, with access to the driveway off Bell Road. The site is situated within the Warnham Conservation Area. The application seeks planning permission for the installation of a wooden gate to the driveway of the dwelling, which accesses onto Bell Road.

The gates would introduce a more solid frontage onto the access, which is currently open and bordered by vegetation. The gates would though be set back from the edge of the pavement with the submitted plans indicating retention of the existing boundary screening / planting. The gates would be modest in scale and of a traditional design which would not be unexpected in a location such as this. It is therefore considered that the gates would not have any adverse impact on surrounding heritage assets, the character and appearance of which would be preserved, and there would be no other adverse visual impact.

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 gates and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. It is noted that no representation letters have been received.

It is noted that while the gates would open outward (toward Bell Road) the submitted floor plan indicates the gates, when open, would be contained within the application site boundaries. It is not therefore envisaged their use would cause any obstruction to pedestrian movement along the pavement. A condition is recommended to this effect.

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 gates hereby permitted shall be installed so as to ensure that when open they do not overhang or obstruct the public footpath on Bell Road. The gates shall be maintained as such thereafter.

Reason: To prevent any obstruction of the highway in accordance with Policy 40 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/24/0210
(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
Floor plan	Proposed	NONE	22.02.2024
Floor plan	Existing	NONE	22.02.2024
Elevation plan	Existing	NONE	22.02.2024
Elevation plan	Proposed	NONE	22.02.2024
Supporting Docs	Application Form	NONE	07.02.2024
Location plan		NONE	07.02.2024
Photos		NONE	07.02.2024
Photos		NONE	07.02.2024
Design & Access Statement		NONE	07.02.2024
Site plan		2109SC_R4_002	07.02.2024
Site plan	Proposed	2109SC_R4_002	07.02.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 10.04.2024

Authorising Officer sign/initial Guy Everest Date: 11.04.2024