Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1849
The Old Rectory, Steyning Road, West Grinstead, West Sussex, RH13 8LR

DESCRIPTION:
Construction of barn style garage.

RELEVANT PLANNING HISTORY:

DC/21/0277	Demolition of existing garage and erection of two-storey side extension with associated works.	Application 23.04.2021	Permitted on
DISC/21/0269	Approval of details reserved by condition 4 to approved application DC/21/0277.	Application 30.11.2021	Permitted on
DC/24/1013	Construction of barn style garage	Application 29.08.2024	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

West Grinstead Neighbourhood Plan:

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

Horsham District Local Plan (2023-40) (Regulation 19):
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

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:

HDC Arboriculture:

The submitted information in respect of trees present (survey) is now out of date post felling and development works (services installation etc.) undertaken prior to determination of the previous application for a garage at the property (Ref: DC/24/1013).

The disturbed ground around remaining trees could be protected from further harm by barrier fencing as proposed however, my recommendation would be for the applicant to re-engage with the arboriculturist formerly employed to assess extent of damage and seek to remediate soils where viable to aid future tree health.

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.

WSCC Highways:

From inspection of the plans, the proposed double bay garage is suitably sized. Additionally, there is space on the drive for additional parking and on-site turning appears achievable.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Parish Comments:

West Grinstead Parish Council:

WGPC's recommendation is that HDC should give permission.

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.

Principle of the Development:

A garage was permitted at the site under DC/24/1013. It is not considered that any material changes to planning policy in relation to this application have occurred since DC/24/1013 was permitted. As such the previous proposal hold weight in the decision making process.

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.

The proposed garage would be positioned to the north of the existing dwelling, meeting the boundary of the driveway. Whilst the garage would be large in size, accommodating two cars and a store, the pitched roof design has sought to reflect that of the existing dwelling. The proposal would be subservient in height to the dwelling and would retain a physical and functional relationship with the host dwelling. The design and size would not be out of keeping with those commonly within rural areas of the district, and no concerns are raised at this time.

The proposal would be a clearly subservient addition and is considered to be of a design, form and scale 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 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 193 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Trees

The Arboriculture Officer confirmed under DC/24/1013 that construction works carried out in connection with DC/21/0277 have not been undertaken in accordance with the Arboriculture Impact and Method Statements submitted and secured by condition. This lack of care and diligence has resulted in damage to the existing trees and a felling. The damage that has occurred to these trees cannot be rectified under this application. The trees are not subject of any statutory controls and there are no protections in place. The mature trees are visible from the main road to the north across the intervening field and positively add to the character of the area. The damage and loss is regrettable; however, the trees are not of high public amenity value due to their limited public visibility.

The applicants Arboriculturist has provided some further clarifications on the new positioning of the garage. They have confirmed they expect the new garage location in some aspects to reduce the potential for further conflicts with the trees on the site.

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 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).

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/24/1849
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		FE01 REV C	29.11.2024
Floor plan	Proposed and Roof	FE02 REV C	29.11.2024
Elevation plan	Proposed	FE03 REV B	29.11.2024

Tree plan	Arboricultural Impact Assessment Plan	2405/40/AIA REV A	29.11.2024
Tree plan	Tree Protection Plan and Arboricultural Method Statement	2405/40/TPP REV A	29.11.2024

DELEGATED

Case Officer sign/initial Alice Johnson Date: 17/01/2025

Authorising Officer sign/initial RHERMITAGE Date: 27.01.2025