DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0087
Lane End, Rectory Lane, Pulborough, West Sussex, RH20 2AE

DESCRIPTION:
Erection of a single storey side extension to existing outbuilding to create home office space and replace recently demolished log store.

RELEVANT PLANNING HISTORY:

DC/21/0058	Erection of a detached single storey double garage to the front elevation with workshop / storage / ancillary space in the pitched roof.	Application Permitted on 16.03.2021
DC/06/1440	Single and 2-storey extensions	Application Permitted on 14.08.2006

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 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

Pulborough Parish Neighbourhood Plan
Pulborough Parish have produced a neighbourhood plan which have been subject to successful Examination but cannot proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations. Subject to water Neutrality being demonstrated the following policies are considered consistent with the NPPF and carry significant weight: -

Policy 1 – A Spatial Plan for the Parish
Policy 15 - Design

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 Conservation: No Objection, conditions recommended.

NatureSpace (Great Crested Newt Consultant): No Objection, no likely impacts.

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:
No Objection

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 situated within the Pulborough Conservation Area and related built-up area boundary, in an area that consists of properties of a mix of composition, form and scale. The application site is accessed via a private lane which ends at the front gate of the property which is the front (northeast) corner of the site. The application site contains a detached two-storey dwelling within a residential curtilage of approx. 0.75 acres. The dwelling is centrally positioned within the plot and is set back 35m from the front boundary and the garden extends some 55m to the rear boundary. The dwelling features a hipped pitched roof to all sides and vertical tile hanging. To the front of the dwelling is a gravel drive, parking and turning area which accesses directly on to the private lane.

In March 2021 permission was granted to erect a traditional oak framed double garage with attached workshop with storage and ancillary use accommodation within the roof space located within the front curtilage, northeast of the dwelling. Also located within the front curtilage, northwest of the dwelling, is an existing pitched and hipped roofed timber outbuilding providing garden storage and studio, an open log store previously attached to the southern elevation has recently been demolished/removed.

The site is screened by mature hedging and trees around the front boundaries and a limited view is gained into the site from the private access lane. The ground levels at the rear of the property fall away from the property to the south.

Character and Appearance

Policy 32 of the Horsham District Planning Framework Policy (HDPF) relates to improving the quality of new development. It states that permission will be granted for developments which ensure the scale, massing, and appearance of the development is of a high standard of design which relates well to the

host building, and adjoining neighbouring properties. Policy 33 also seeks to ensure that development proposals make efficient use of land, cause no harm to amenity, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.

Policy 34 of the HDPF recognises the importance of heritage assets and requires that proposals make reference to the significance of heritage assets by making a positive contribution to the character and distinctiveness of the area, ensuring that development is consistent with the special character of those areas.

Planning permission is sought to erect an extension to the existing garden store / studio, replacing a recently demolished log store with a home office, the rear part of the garden store is also to be converted internally to provide a wc / shower room. The extension would not be particularly visible from the public realm and the prevailing character and appearance of the Conservation Area would be preserved.

In closer views the extension would reflect the form and design of the existing outbuilding, with the lower roof and eaves creating a subservient relationship. The proposal is considered to be of a design, form and scale which is appropriate to the character and appearance of the existing outbuilding and the setting of the primary Edwardian dwelling, and 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 nature of the outbuilding and its intended use would not create significant potential for harmful levels of noise or disturbance and would have no implications for the highway network or highway safety. 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. The amenity impacts of the proposal are therefore acceptable and in accordance with the above policy.

Water Neutrality

The proposed extension would provide a home office and wc/shower for private home use and 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.

Other Matters:

The application site is in an amber Impact Risk Zone for Great Crested Newts as modelled by district licence mapping; however, following consultation with the council’s newt advisors (NatureSpace) it is considered that the proposed development would have no likely impact on great crested newts or their habitats.

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 new roof junctions at ridge, hips, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges, bonnet hip tiles and hogs back or half round ridge tiles.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The new windows fitted in the building hereby permitted shall have timber casements flush fitted with their frames.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: All new and replacement rainwater goods shall be cast iron or cast aluminium or cast effect plastic.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

6 **Regulatory Condition**: The building hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of the dwelling Lane End House, Rectory Lane, and shall not be used as a separate unit of accommodation or for commercial purposes.

Reason: : To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), and as 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/24/0087

(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		10317 - DPA - 01	16.01.2024
Site plan	As existing	10317 - DPA - 02	16.01.2024
Site plan	As proposed	10317 - DPA - 03	16.01.2024
Floor plan	As existing and proposed	10317 - DPA - 04	16.01.2024
Elevation plan	As existing and proposed	10317 - DPA - 05	16.01.2024
Supporting Statement	Heritage	NONE	16.01.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 12.03.2024

Authorising Officer sign/initial Guy Everest Date: 18.03.2024