# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0534
Ashleigh, Brighton Road, Woodmancote, Henfield, West Sussex, BN5 9SS

DESCRIPTION:
Erection of a detached garage and associated extension of existing driveway

RELEVANT PLANNING HISTORY:

| | | |
|---|---|---|
| DC/23/1253 | Erection of a two-storey front extension and proposed new entrance gates. | Application Permitted on 20.09.2023 |
| DC/23/2310 | Proposed two storey and single storey front extension | Application Permitted on 21.02.2024 |

RELEVANT PLANNING POLICIES
**The National Planning Policy Framework (NPPF)**

**Horsham District Planning Framework (2015)**:
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 40- Sustainable Transport
Policy 41- Parking

**Woodmancote Parish Neighbourhood Plan (WPNP) 2016 - 2031:**
Policy 3 – Design

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
**HDC – Arboriculture:** The property contains a number of early mature conifers of domestic scale. None of the trees are considered to be of a size or age that confers significant public amenity value. No arboricultural concerns.

**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:
Woodmancote Parish Council has no objection to DC/24/0534 but it would like to point out that the application states that the window rendering will match the current windows in white UPC but in fact the current windows have a woodgrain finish.

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
This application is for the erection of a detached garage and associated extension of existing drivewayat Ashleigh, Brighton Road, Woodmancote. Ashleigh is a large two storey detached dwelling that sits slightly back from Brighton Road (A281). The front elevation which fronts the A281 is obscured by vegetation whilst the driveway which leads to the A281 is to the east of the site and has a timber gate.

The application has been assessed on the basis of the submitted details, together with the planning history of the site, available images and photographs. These details were considered sufficient to allow the application to be properly considered and determined.

**Character and Appearance**

Policy 28 of the HDPF relates to house extensions in the countryside, stating that garaging will be required to meet with all other appropriate policies, particularly design principles, and demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site. The size of any new outbuilding should have regard to the dwelling they serve and should be grouped with the house.

Policies 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 development is for a detached garage positioned in the south east corner of the plot. The proposal is 5m in height with a pitched roof, 9m in width and 6.4m in depth. The proposal has a door to the north elevation and windows to the west elevation. The windows are to be grey aluminium windows. Whilst this contrasts with the existing dwelling, it is not thought to be of detriment to the existing dwelling as it is positioned on an outbuilding. Part of the existing front garden is cleared to allow for a driveway to serve the garage to be laid. It is not considered that this would be of detriment to the character of the dwelling house, relating to relatively small with trees of limited public value. The proposed is shielded from the roadside which would screen the main bulk and massing of the garage.

Whilst noted as being fairly tall, the garage should sit comfortably within the plot and not affect the wider area.

It is noted that works are currently taking place to the main dwelling. The proposed materials to the garage would be seen in the context of the resulting adjoining building and given the location of the outbuilding and existing screening there would be no adverse impact arising from the proposed palette.

The proposal, although a sizeable addition, would be 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. There are no existing buildings on the site which could be used for the stated purpose. 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.

**Impact on Parking Provision**

Policy 41 of the HDPF states that adequate parking and facilities must be provided within developments to meet the needs of anticipated users. Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere or the need for the development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

The Manual For Streets (2007) recommends that garage spaces are 6m x 3m for the use of parking a vehicle. This proposal would therefore be compliant in this regard and should be able to accommodate a vehicle. As this proposal increases off-street provision, it is satisfactory of the policy.

**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 window materials to be used in the development hereby permitted shall strictly accord with the grey alluminium selection as confirmed by supporting document: "EMAIL FROM AGENT: WINDOW SPEC INCORRECT; GREY ALLY CONFIRM"

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.

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**Plans list for: DC/24/0534**

(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 | | C1135-6 | 02.04.2024 |
| Block plan | | C1135-3A | 02.04.2024 |
| Elevation & Floor plan | As proposed | C1135-10 REV B | 02.04.2024 |
| Design & Access Statement | | | 02.04.2024 |
| Supporting Statement | | EMAIL FROM AGENT: WINDOW SPEC INCORRECT; GREY ALLY CONFIRM | 10.05.2024 |

**DELEGATED**

Case Officer sign/initial J.Burrowes Date: 05/06/2024

Authorising Officer sign/initial Guy Everest Date: 12.06.2024