Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1218
Oakhurst, West Chiltington Road, Pulborough, West Sussex, RH20 2EE

DESCRIPTION:
Erection of a single storey side extension.

RELEVANT PLANNING HISTORY:

DISC/24/0139	Approval of details reserved by condition 3 to approved application DC/24/0488	Application Permitted on 01.08.2024
DC/24/0488	Erection of a garage with office and storage on first floor	Application Permitted on 05.06.2024
DC/24/0397	Replace proposed front extension with roof canopy over door, and installation of a flat roof rear extension (amendments to Approved Application DC/23/1590)	Application Permitted on 08.05.2024
DC/23/1781	Erection of detached garden shed for storage of garden equipment and machinery	Application Refused on 20.11.2023
DC/23/1590	Erection of single storey extensions, replacement porch, changes to fenestration, raising of rear terrace by 150mm, replacement of 3 existing garages with 1 triple-bay garage with first floor office and storage.	Application Permitted on 01.11.2023

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

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. The following policies are of significant weight subject to water neutrality being demonstrated: -
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:

NatureSpace (Great Crested Newts): No Objection.

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 comprises of a large two-storey detached dwelling composed of tile hanging and brickwork, and associated outbuildings, situated within a large plot which is bounded by the West Chiltington Road to the north and the A283 to the west. Boundary treatment to the front along the West Chiltington Road consists of brick wall, fencing and timber entrance gate and also mature hedgerow, with mature hedgerow and trees along the boundary with the A283 providing screening of the site from public views from the public highway. The site is outside any built-up area boundary and is a countryside location for planning purposes.

The current application seeks planning permission for the erection of a single-storey side extension to the lounge/dining room, to replace an existing side projection, with a new projection of just over 3 metres, and with a lower ridge height than the existing. The roof form to be pitched on each side, with eaves height to match existing single-storey projections on the other side of the dwelling. Materials to consist of brick and roof tiling to match existing. Aluminium frame fenestration to the side (west) and rear (south) to match existing design approach on the dwelling.

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

Policy 28 of the Horsham District Planning Framework (HDPF) relates to extensions and redevelopment of dwellings in the countryside, stating that:

"*Outside the defined built-up areas house extensions, replacement dwellings and ancillary accommodation will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition:*

3. Ancillary accommodation and 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. The use of ancillary accommodation as a separate dwelling will not be supported, and

4. Garages and any new outbuildings should have regard to the dwelling they serve and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported."

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 proposal would create a single-storey extension clearly subservient in form and function to the main dwelling, with the nature of surrounding screening and presence of existing structures in this location such that it would not appear unduly dominant or intrusive. The design approach matches existing features of the dwelling and is considered acceptable for the dwelling. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

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 development, given the existing, and the separation distances to neighbouring property, 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 186 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Other Matters

The application site is within a red Impact Risk Zone which has high potential risk for Great Crested Newts. The nature and siting of the proposed development is though such that there would be 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 **Regulatory (Time) Condition**: The development hereby permitted shall be begun 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 and finishes of all new external walls, roofs and fenestration of the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT
The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

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/24/1218
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Proposed roof	A102	13.08.2024
Location plan		L01	13.08.2024
Block plan		B01	13.08.2024

Elevation & Floor plan	Existing roof	A101	13.08.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 01.10.2024

Authorising Officer sign/initial RHERMITAGE Date: 08.10.2024