Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0773
Wildshaw, Common Hill, West Chiltington, RH20 2NR

DESCRIPTION:
Construction of a double garage.

RELEVANT PLANNING HISTORY:

DC/21/2462	Demolition of existing garage. Remodelling of existing dwelling including erection of single storey side and rear extensions and raising of ridge, roof extensions, creation of front and rear gables, creation of front and rear dormers and installation of rooflights to sides to provide first floor accommodation, with associated works.	Application Permitted on 20.01.2022.
DC/22/1296	Demolition of existing garage and erection of single storey side and rear extensions.	Application Permitted on 01.09.2022.

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

Neighbourhood Plan:
The West Chiltington Neighbourhood Plan is in progress.

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
HDC Conservation: No Objection, there is no impact to 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:
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 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 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.

Wildshaw is a detached dwelling in West Chiltington, which is largely hidden from the street scene by mature vegetation that provides screening from Common Hill. The application proposes to erect a double garage. The proposed garage would be 6m x 6m, 4m tall at its highest, and provide 2 car parking spaces. The roof tiles would match those on the existing dwellinghouse, and weatherboarding is proposed on the side elevations. The garage would be open fronted, with no doors proposed. There would be a 2m distance between the garage and the curtilage boundary. With sufficient vegetation and soft boundary treatment to the curtilage boundaries, the garage would be hidden from public view and not visible within the street scene.

The siting of the garage would reflect adjoining structures with the scale and nature clearly subservient to the principal dwelling. The garage 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.

The siting and scale of the proposed garage, as well as the detached nature of the property and retained separation from shared boundaries, would be sufficient to prevent any unacceptable harm to neighbouring amenity. It is noted that no representation letters have been received.

Impact on Parking Provision

Policy 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users. In addition, Policy 41 states that adequate parking and facilities must be provided within development to meet the needs to anticipated users.

The double garage would not increase trips to or from the site and would create covered parking for up to 2 vehicles. This is considered sufficient to accommodate parking needed for the dwelling, there are also remains adequate driveway space within the curtilage for the provision of additional parking. It is therefore considered that the proposal accords with the above policies.

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.

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/24/0773

(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
Elevation & Floor plan	Proposed	WS/G/01	17.05.2024
Block plan		WS/BP/01	17.05.2024
Location plan		NONE	17.05.2024
Supporting Docs	Application Form	NONE	17.05.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 05.07.2024

Authorising Officer sign/initial Guy Everest Date: 12.07.2024