DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0586
Pantiles , Cox Green, Rudgwick, West Sussex, RH12 3DE

DESCRIPTION:
Erection of a front and rear two-storey extension including internal remodelling and erection of a single storey detached pool room.

RELEVANT PLANNING HISTORY:

DC/22/1789	Demolition of existing dwelling and erection of a replacement detached dwelling, detached poolhouse associated landscaping works.	Application Permitted on 12.12.2022
RW/123/72	Erection of a single storey extension	Application Permitted on 15.12.1972
RW/103/88	Extension and alterations and construction of first floor accommodation	Application Permitted on 24.10.1989
RW/102/88	Demolition of bungalow and erection of two detached dwellings and garages	Application Permitted on 26.02.1990

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

Rudgwick Neighbourhood Development Plan (RNDP) to 2031:
Policy 6 - Design

Rudgwick Parish Design Statement

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
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 Objections

Representations:
2 representations were received raising no objections, but asking consideration be given to use of similar conditions to the existing permission on the site regarding the outbuilding.

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
Planning permission was previously granted under ref: DC/22/1789) for "*demolition of existing dwelling and erection of a replacement detached dwelling, detached poolhouse associated landscaping works*". This application represents a different approach, seeking to retain and extend the existing dwelling. The application seeks consent for a front and rear two-storey extension (including internal remodelling) with the erection of a single storey detached pool room. Pantiles is a large detached chalet bungalow, built in a traditional styles set back from the main carriageway (B2128) by an ample driveway. Neighbouring dwellings of Pantiles are predominantly of a traditional architectural design and set back from the carriadgeway. Though there are other chalet bungalows like Pantiles, predominantly the street scene comprises of two-story properties with hanging tile.

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

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.

Policy 6 of the RNDP lays out the design guidance for development within Rudgwick Parish. Development should be satisfactory of Policy 6 and its included subsections of RNP6 Materials; RNP7 Architectural Style; RNP8 Development Height; RNP9 Street Scene. Development should be of high quality, using materials and architectural cues that are seen within the area. Development height should be in scale to its locale and reflective of the wider street scene to ensure the rural character of the parish is retained.

The proposal sees the traditional appearance of Pantiles remodelled and extended to a more contemporary appearance. This is achieved on the front elevation by removing two dormers and

replacing them with two large skylights. Additionally, the enclosed porch is enlarged to two story with large windows that follow the contours of the gable face which modernises the look of the dwelling. To the rear, two dormers closest to the conservatory and the conservatory itself are replaced by a two story, remodelled extension, creating two gable end roofs. This represents a small extension from the conservatory's footprint. The two gable end roofs are not in step with each other as the first over the kitchen is set back due to a roof lantern proposed for the kitchen. These changes help modernise the dwelling from its traditional appearances.

The ridge height of the dwelling house is raised to accompany the remodelling of the first floor, with an increase from 6.9m to 7.7m. This is considered a relatively modest increase, particularly in relation to the scheme previously approved under DC/22/1789, where the ridge height was due to be increased by approximately 2.7m. The scale of the resulting building would not appear incongruous in relation to the pattern of surrounding development and is therefore acceptable in this location.

The outbuilding would be clearly subservient in form and function to the principle dwelling, with it's single-storey height and flat roof form sufficient to ensure it does not appear unduly prominent or intrusive in views from adjoining properties and land.

Overall, the proposal 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.

While the proposal would represent a sizeable enlargement, it is considered that the siting and layout of the proposed extensions and outbuilding and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

The proposal would not create any views of neighbouring properties and land which would be unusual or unexpected in a location such as this, and no harmful loss of privacy would result.

The formation of additional residential accommodation on the site would not be expected to result in significant potential for harmful levels of noise or disturbance.

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 **Pre-commencement (Slab Level) Condition**: Notwithstanding the submitted details, no development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The outbuilding hereby permitted shall be used solely for purposes incidental, as a poolhouse, to the occupation and enjoyment of the residential property at Pantiles, Cox Green, Rudgwick (as identified on the approved plans), and shall not be used as a separate unit of accommodation, as habitable living accommodation, for any commercial purposes or for any other purpose(s)/use(s).

Reason: The establishment of an additional independent unit of accommodation, additional living accommodation, commercial use or any other use(s) 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 Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT
The applicant is advised that in respect of condition 3, the proposed roof tiles should be in keeping with the material and colour of existing properties in the immediate vicinity of the site.

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/24/0586
(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 & Block plan		001	17.04.2024
Floor plan	Ground, as existing	002	17.04.2024
Floor plan	First, as existing	003	17.04.2024
Elevation plan	North-West and North-East, as existing	004	17.04.2024
Elevation plan	South-East and South-West, as existing	005	17.04.2024

Floor plan	Ground, as proposed	006	17.04.2024
Floor plan	First, as proposed	007	17.04.2024
Elevation plan	North-West and South-West, as proposed	008 B	25.04.2024
Elevation plan	South-East and North-East, as proposed	009 B	25.04.2024
Elevation & Floor plan	Pool Room, as proposed	010 B	25.04.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 11/06/2024

Authorising Officer sign/initial Guy Everest Date: 12.06.2024