Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0055
Woodlands, Grouse Road, Colgate, West Sussex, RH13 6HT

DESCRIPTION:
Conversion of existing double garage to create an ancillary granny annexe to the main dwelling. Installation of a roof window and construction of a Juliette balcony to the rear elevation.

RELEVANT PLANNING HISTORY:

DC/15/1727	Erection of two bay oak framed garage	Application 30.09.2015.	Permitted on
DC/04/2633	Erection of tennis court and 2.75-metre-high fence	Application 24.01.2005.	Permitted on
CG/1/99	2-storey and 1st floor extension and porch Site: Woodlands Grouse Road Colgate	Application 04.06.1999.	Permitted on

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 26- Strategic Policy: Countryside Protection
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
Policy 43- Inclusive Communities

Neighbourhood Plan:
Colgate has not been designated as a Neighbourhood Plan area.

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
Natural England: Comment, concur with the conclusion of your authority's HRA appropriate assessment insofar that there are no objections subject to the delivery, management and maintenance of measures identified in the water neutrality statement to achieve water neutrality.

Parish Comments:

No Objection: but note that a water neutrality statement is missing from the application. If permission is granted ask for an ancillary accommodation condition attached to permission.

Representations:
One representation was received which supported the application as it will create multi-generational accommodation and facilitate younger family members to be able to live and become involved in village community.

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

The submitted plans do not indicate any subdivision of the curtilage or access / parking arrangements, with the application submitted on the basis of providing additional ancillary accommodation (as opposed to a self-contained dwellinghouse). It is considered that these factors together with the relative proximity of the converted garage to the main dwelling would be sufficient to create a link between the accommodation, which on this basis would not as a matter of course function or appear as a self-contained dwellinghouse on the site. The application has been considered on this basis.

Policy 28 of the Horsham District Planning Framework (HDPF) relates to house extensions in the countryside, stating that ancillary accommodation and garaging needs to demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site, and that the size of any new outbuilding should have regard to the dwelling they serve and should be grouped with the house. Further, the policy states that the use of ancillary accommodation as a separate dwelling will not be supported.

Policies 32 and 33 of the HDPF seek 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.

Woodlands is a detached dwelling located within a sizeable plot in a rural countryside location within the High Weald Area of Outstanding Natural Beauty. The site comprises a large chalet style bungalow with a single-storey, oak framed double garage to the front of the main house and substantial brick two-storey detached double garage with loft room above, located to the northeast side of the main house. There are two large, shed buildings and a tennis court located to the northeast of the garages.

Planning permission is sought to convert the existing double garage to create an ancillary granny annexe to the main dwelling. As well as the installation of roof windows, the conversion would retain one of the garage doors to maintain the ancillary appearance and subservience to the main

dwellinghouse. The conversion would create an open plan living space, kitchenette, WC, storage, bedroom, and bathroom for habitable living accommodation. It is noted that the proposal was amended to remove a larger balcony and dormer window, and retain one garage door for use as storage, to ensure that the garage remained subservient and ancillary to the main dwellinghouse.

The proposal would consist of mainly internal changes, with external changes to fenestrations and the installation of a Juliette balcony. The built footprint will remain unchanged. The Juliette balcony at first-floor level would sit on the south-east, overlooking the fields to the rear. Materials will match those on the existing garage.

The proposal alterations would ensure that the resulting building remained clearly subservient in relation to the adjoining main dwellinghouse, and are considered to be of a design, form and scale which is appropriate to the character and appearance of the site 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.

Due to the location, detached nature and distance of the dwelling from neighbouring amenities, it is considered that the proposal would not result in unacceptable harm to neighbouring amenity, in accordance with the above policy.

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 conversion of the garage would result in the loss of two parking spaces within the garage. The application site benefits from a sizeable driveway and existing garage which can accommodate a surplus of vehicles. This is considered sufficient to ensure that the loss of the two spaces is adequately mitigated.

Water Neutrality

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

The applicant submitted a Water Neutrality Statement which outlined the proposed annexe would have an increased occupancy in comparison to the existing situation. The existing baseline water consumption of the site is 436 litres/day for an actual occupancy of 2. The proposed water usage for the annexe would be 110.48 l/day, which in combination with the existing demand would be 546.49 l/d. Through retrofitting within the existing dwelling and upgrading fixtures and fittings, the water consumption can be reduced to 216.6 l/d which when combined with the proposed consumption (110.48l/d) would be 327 litres/day. These measures are such that the development would be water neutral.

Natural England were consulted on the water strategy following the carrying out of an Appropriate Assessment by officers, and raised no objection, subject to the delivery, management and maintenance of measures identified in the water neutrality statement to achieve water neutrality. The information available and the mitigation measures proposed are considered to provide the necessary certainty to demonstrate that the proposed development would be water neutral. Appropriate mitigation measures have been demonstrated and are considered sufficient to avoid adverse effects on the integrity of the interest features of the Arun Valley SPA, SAC, and Ramsar site from the development either alone or in combination with other plans and projects, in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 185 and 186 of the National Planning Policy Framework (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats and species).

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-Occupation Condition**: The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (Water Neutrality Statement 2 received 12.04.2024). The development hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.

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), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats and species).

4 **Regulatory Condition**: The materials and finishes of all new external walls, windows and roofs of the development hereby permitted shall match in type, colour, and texture those of the existing building.

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

5 **Regulatory Condition**: The development hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Woodlands, Grouse Road (as identified on the approved plans). The development shall not be severed, used as a separate unit of accommodation or occupied for any other purposes.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites 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, and in accordance with Policies 26, 28, 31 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/24/0055

(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		D23166 _A_1000 REV P2	29.05.2024
Elevation & Floor plan	Existing roof and section	D23166 _A_1001 REV P1	10.01.2024
Elevation & Floor plan	Proposed roof and section	D23166 _A_1002 REV P3	03.06.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 10.06.2024

Authorising Officer sign/initial Guy Everest Date: 11.06.2024