Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0463
The Lodge, Marlands Park, Barns Green, West Sussex, RH13 0BF

DESCRIPTION:
Erection of a front porch extension and single storey rear extension.

RELEVANT PLANNING HISTORY:

DC/17/2422	Erection of a timber single garage/shed.	Application 15.12.2017	Permitted on
DC/22/1086	Relocation of existing stable building in field and erection of a log cabin building within the curtilage of the dwelling.	Application 27.10.2022	Permitted on

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 25- Strategic Policy: The Natural Environment and Landscape Character
Policy 26- Strategic Policy: Countryside Protection
Policy 28- Replacement Dwellings and House Extensions in the Countryside
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

Neighbourhood Plan:
Itchingfield 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 policy is of significant weight subject to water neutrality being demonstrated: -
Policy 12: Design of housing

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.
HDC Arboricultural Officer: No objection

Parish Comments:
None received

Representations:
2 letters of representation from separate addresses received objecting to the proposal for the following reasons:

- Design
- Highway Access and Parking
- Loss of General Amenity
- Trees and Landscaping
- Other

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

Character and Appearance

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 application seeks planning for the erection of a front porch extension and single storey rear extension**.** The proposed front porch addition would be of a modest scale and is considered to be of a design, form and siting which would appear a sympathetic addition to the front of the property. The porch would be clearly subservient to the main building. The visual impact of the proposal is therefore considered acceptable.

The application also includes the erection of a single storey rear extension. The application seeks planning permission for the erection of a replacement single storey rear extension. The proposal would be a clearly subservient addition and is considered to be of a design, form and scale which, given its siting to the rear, is appropriate to the character and appearance of the existing dwelling, and which would not harm the character or appearance of the wider area or the country side location. 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 extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Other Matters

Officers note comments from neighbouring representation relating to access during the construction period and the hedging to the north-west of the dwelling. With regards to the comments relating to construction vehicles, deliveries and hours of work it is considered that the modest scale of the proposal would not be expected to result in any significant or longstanding impacts. Any disputes relating to access and the management of the deliveries etc are considered civil matters, and should be resolved by the applicant and interested parties outside of the planning process. The hedging along the boundary is outside of the red line and thus does not form part of this planning application- accordingly, the hedge is not subject of this planning application. For these reasons, no conditions relating to these matters are considered necessary in this instance.

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/24/0463
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Existing	A-201P	25.03.2024
Elevation plan	Proposed	A-202P	25.03.2024
Location & Block plan		A-101P	15.04.2024
Site plan		A-102P	15.04.2024
Floor plan	Existing roof	A-103P	25.03.2024
Floor plan	Proposed roof	A-104P	25.03.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 15.05.2024

Authorising Officer sign/initial RHERMITAGE Date: 20.05.2024