DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0456
11 Penlands Rise, Steyning, West Sussex, BN44 3PJ

DESCRIPTION:
Erection of a single storey side and rear extension, and a front entrance porch with pitched roof.

RELEVANT PLANNING HISTORY:

DC/21/1026	Creation of a rear dormer and installation of front rooflights (Lawful Development Certificate - Proposed).	Application Permitted on 29.07.2021

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 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

Steyning Neighbourhood Plan (made):
SNDP3 – Contribution to Character

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

WSCC Highways: 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 is located to the south of Penlands Rise and contains a semi-detached bungalow, composed of a mix of brick facing, white render, and a pitched tiled roof (side gabled). Windows are a mix of white upvc and dark grey upvc. The dwelling has loft accommodation provided by a rear flat-roofed dormer and front rooflights constructed following certificate of lawful development permission DC/21/1026. To the rear of the property is a flat-roofed garage building accessed by a driveway which runs along the west elevation to the rear. Access to the dwelling is through an existing flat-roofed porch which is sited on the side (west) elevation.

Penlands Rise features a mix of single-storey and two-storey dwellings, both attached and detached, and there is evidence of extended bungalows in the vicinity including flat roofing.

Planning permission is sought for the erection of a single-storey side extension which also extends to the rear replacing the built form of the existing side elevation flat-roofed porch, and the detached flat roofed garage to the rear. The side extension is to have a pitched roof which will continue the existing side gable outwards, at the same height and pitch as the original main roof. To the rear of the side extension the rear extension roof is to be a flat-roof, dark grey coloured.

The extension is to provide additional living space including utility room, shower room and an additional bedroom at the rear. New openings consist of a utility room window to the front elevation, a small shower room window to the (west) side. A bedroom window and living space French windows are to face inwards to the garden at the rear, facing to the east. New windows/doors are to be a mix of white and dark grey upvc to match existing.

In addition, a front porch with a pitched roof is proposed to the front elevation to provide a new access through a new front door. Porch to be width 2.2m, forward projection 1.3m, and ridge height 3m, with eaves height to match the dwelling eaves height. Materials to consist of brick facing and roof tiles to match existing.

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 proposed extension would continue the ridge and eaves of that of the original part of the dwelling when viewed from the street, thus appearing as a continuous addition to the property, projecting some 3.2m to the boundary (leaving a 1m gap to the fence). The extension would comprise an overall depth of 15m, projecting some 7m beyond the rear elevation of the existing part of the dwelling, comprising a flat roof in place of an existing garage. The proposal also incorporates a pitched roof porch to the front elevation of the dwelling.

Overall, the proposal would comprise a 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. It is noted that no neighbouring representations of objection have been received.

Highway Impact

The site is located on Penlands Rise, an unclassified road subject to a speed restriction of 30 mph. No alterations are proposed to the existing vehicular access arrangement. The proposed works are not anticipated to give rise to a material intensification of movements to or from the site.

An existing garage will be lost as part of the proposals. However, given the existing garage falls below the minimum specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets (MfS), the garage would not be considered for parking provision as it is likely too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume it could be being used for other purposes, such as storage. Nevertheless, the LHA can only assess the highway safety impacts on loss of existing parking provision, and the LHA does not consider that the proposals would represent a highway safety concern, nor lead to a parking capacity issue in this location. One car parking space is to be retained on the driveway, as per the likely existing parking arrangement.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in ‘severe’ cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

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 185 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 and finishes of the development hereby permitted shall strictly accord with the submitted plans and application form.

Reason: 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/24/0456

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	25.03.2024
Details plan	Existing 3D	A 423-7	25.03.2024
Elevation plan	Proposed	A 423-6	25.03.2024
Elevation plan	Existing	A 423-5	25.03.2024
Roof plan	Proposed	A 423-4	25.03.2024
Roof plan	Existing	A 423-3	25.03.2024
Floor plan	Proposed ground	A 423-2	25.03.2024
Floor plan	Existing ground	A 423-1	25.03.2024
Details plan	Proposed	A 423-8	25.03.2024
Block plan		A 423-9	25.03.2024

DELEGATED

Case Officer sign/initial	Steve Astles	Date:	14.05.2024
Authorising Officer sign/initial	RHERMITAGE	Date:	20.05.2024