Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0390
Hareswith House, West Chiltington Road, Storrington, West Sussex, RH20 4BP

DESCRIPTION:
Addition of two roof lights to existing ancillary building.

RELEVANT PLANNING HISTORY:

DC/19/2221	Erection of detached garage and creation of a new driveway (amendment to DC/19/0652).	Application Permitted on 31.12.2019
DC/19/0652	Erection of two storey side extensions, two story front extension and a detached garage (Amendments to previously approved application DC/18/2239)	Application Permitted on 08.08.2019
DC/21/2502	Driveway visibility improvements.	Application Permitted on 18.01.2022
DC/22/0662	Non Material Amendment to previously approved application DC/19/2221 (Erection of detached garage and creation of a new driveway (amendment to DC/19/0652)) to allow for revised internal partition locations. Installation of 2No. rooflights facing south/southwest on the rear and re-placement of existing rooflights. Adjustments to windows and alterations to the roof crown including side dormer gable to hipped roof.	Application Refused on 06.05.2022
DC/22/1184	Variation of condition 1 of previously approved application DC/19/2221 (Erection of detached garage and creation of a new driveway (amendment to DC/19/0652)) to allow for minor changes to the external appearance and internal layout of the garage, to improve its energy efficiency and layout and to comply with current building regulations.	Application Permitted on 12.09.2022
DC/23/1373	Installation of entrance gates.	Application Permitted on 08.09.2023

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

Storrington, Sullington & Washington Neighbourhood Plan 2018-2031
Policy 14 – Design

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Quality

Policy 20: Development Principles
Policy 45: Replacement Dwellings and House Extensions in the Countryside

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk.

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 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

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that extensions should not be disproportionate to the size of the existing dwelling, and should be in keeping with the scale and character of the existing dwelling. The policy also states that the cumulative impact of existing extensions will be taken into account.

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.

Policy 14 of the SSWNP states that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape.

The application seeks planning permission for the addition of roof lights to an existing ancillary outbuilding. The roof lights would be well contained within the roofslope of the ancillary building and would be clearly subservient additions which would not dominate the host building. The roof lights are considered to be of a design, form and scale appropriate to the character and appearance of the existing building, and 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 nature of the scheme, the siting of the outbuilding and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

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.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

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.

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/25/0390

(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 plan	Existing East	2919/101	14.03.2025
Elevation plan	Existing North	2919/102	14.03.2025
Block plan	Roof	2919/113	14.03.2025
Floor plan	Proposed First	2919/109	14.03.2025
Location plan		PD01b	14.03.2025
Elevation plan	Proposed North	2919/107	14.03.2025
Design & Access Statement		NONE	14.03.2025
Elevation plan	Existing South	2919/101 REV C	14.03.2025
Elevation plan	Existing West	2919/103	14.03.2025
Floor plan	Existing First	2919/104	14.03.2025

DELEGATED

Case Officer sign/initial Marie Riggs Date: 01.05.2025

Authorising Officer sign/initial Guy Everest Date: 09.05.2025