DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0040
59 Kings Barn Lane, Steyning, West Sussex, BN44 3YR

DESCRIPTION:

Replacement roof over existing garage forming roof in roof space.

RELEVANT PLANNING HISTORY:

DC/19/1868	Demolition of existing garage and conservatory. Erection of single storey front and side extensions, rear two storey extension with the creation of new entrance	Application Permitted on 06.11.2019
DC/14/2315	Proposed extensions and alterations plus enlarge 2 front dormers	Application Permitted on 19.12.2014
DC/08/1287	Single-storey rear extension, re-building of garage and re-construction of porch	Application Permitted on 01.08.2008

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 Development Plan (SNDP) 2019 - 2031:
SNDP3 – Contribution to Character

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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 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

This application is for the replacement roof over existing garage forming roof in roof space at 59 Kings Barn Lane, Steyning, West Sussex. 59 Kings Barn Lane is a 'chalet' style bungalow property situated Kings Barn Lane. There is little cohesion between properties that neighbour 59 Kings Barn Lane with the road consisting of a mix of architectural style and building types.

The development would extend above the existing garage permitted under planning reference DC/19/1868.

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

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.

SNDP3 (Contribution to Character) of the SNDP seeks to ensure that development can contribute positively towards Steyning's character and that proposals are respectful of the local amenity of the property and local area. Development should respond respectfully and sensitively to the form, scale, massing, height and material palette of neighbouring properties.

The proposed development is for replacement roof over existing garage forming roof in roof space at 59 Kings Barn Lane. The development sees a habitable first floor element added to the garage. This

consists of creating a mansard style roof to reflect the rear extension permitted under reference DC/19/1868, with 2 flat roof dormers to both the front (south) and rear (north) elevations. By doing so, the proposal would raise the roof height of the garage from 3.95m to 6.85m, with dormers 1.5m from the ridgeline of the highest point of the mansard roof.

Though the dormers are flat roofed, it is considered that they sit neatly into the context of the existing dwelling house and are aided by the hipped roof on the main dwellinghouse. There is no dominant architectural style to the immediate area, where it is recognised that examples of flat roof dormers are visible within the street scene.

Whilst the proposal would result in additional bulk to the side of the dwelling, it is recognised that the addition would be set back from the site frontage and would be sited behind the build line. The proposal would not therefore appear particularly dominant within the street scene. In addition, although utilising a mansard style roof which would further exaggerate the bulk of the dwelling, it is recognised that this is an existing feature within the dwelling, having been permitted under planning permission reference DC/19/1868. As such, it is not considered that the proposed addition, in the form as proposed, would result in significant adverse harm on the external appearance and visual amenity of the host dwelling to justify a reason for refusal.

On the balance of considerations, the proposal is considered to be appropriately subservient 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.

The proposed extension would be sited within 1.1m of the shared boundary with 61 Kings Stone Lane. The proposal would incorporate no side facing windows, with the proposed dormers considered to result in no further outlook or overlooking than the existing situation. For these reasons, 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.

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 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).

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/24/0040
(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 & Floor plan	Existing	DENRA/1986/1	09.01.2024
Block plan	Proposed	NONE	09.01.2024
Location plan		NONE	09.01.2024
Elevation & Floor plan	Proposed	DENRA1986/2	09.01.2024

DELEGATED

Case Officer sign/initial J. Burrowes Date: 01/03/2024

Authorising Officer sign/initial T Dale Date: 04/03/2024