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Planning Committee (South)

Tuesday, 18th July, 2023 at 5.30 pm

Conference Room, Parkside, Chart Way, Horsham

Councillors:	Len Ellis-Brown (Chairman)	
	Joanne Knowles (Vice-Chairman)	
	Sam Bateman	Claudia Fisher
	Mark Baynham	Joan Grech
	Emma Beard	Lynn Lambert
	Jon Campbell	Alan Manton
	Philip Circus	Nicholas Marks
	Paul Clarke	John Milne
	Mike Croker	Roger Noel
	Joy Dennis	Josh Potts
	Malcolm Eastwood	John Trollope
	Victoria Finnegan	Peter van der Borgh

You are summoned to the meeting to transact the following business

Jane Eaton
Chief Executive

Agenda

	Page No.
GUIDANCE ON PLANNING COMMITTEE PROCEDURE	
1. Apologies for absence	
2. Minutes	7 - 12
<p>To approve as correct the minutes of the meeting held on 20 June 2023 <i>(Note: If any Member wishes to propose an amendment to the minutes they should submit this in writing to committeeservices@horsham.gov.uk at least 24 hours before the meeting. Where applicable, the audio recording of the meeting will be checked to ensure the accuracy of the proposed amendment.)</i></p>	
3. Declarations of Members' Interests	
<p>To receive any declarations of interest from Members of the Committee</p>	
4. Announcements	
<p>To receive any announcements from the Chairman of the Committee or the Chief Executive</p>	

To consider the following reports of the Head of Development & Building Control and to take such action thereon as may be necessary:

5. **Appeals** 13 – 14
Applications for determination by Committee:

6. **SDNP/22/00287/HOUS St Marys Gate, The Street, Washington** 15 - 26
Ward: Storrington & Washington
Applicant: Mr & Mrs Curtis

7. **DC/23/0551 Downsflint, High Street, Upper Beeding** 27 - 34
Ward: Bramber, Upper Beeding & Woodmancote
Applicant: Mr Mark Munns

8. **Urgent Business**
Items not on the agenda which the Chairman of the meeting is of the opinion should be considered as urgent because of the special circumstances

Agenda Annex

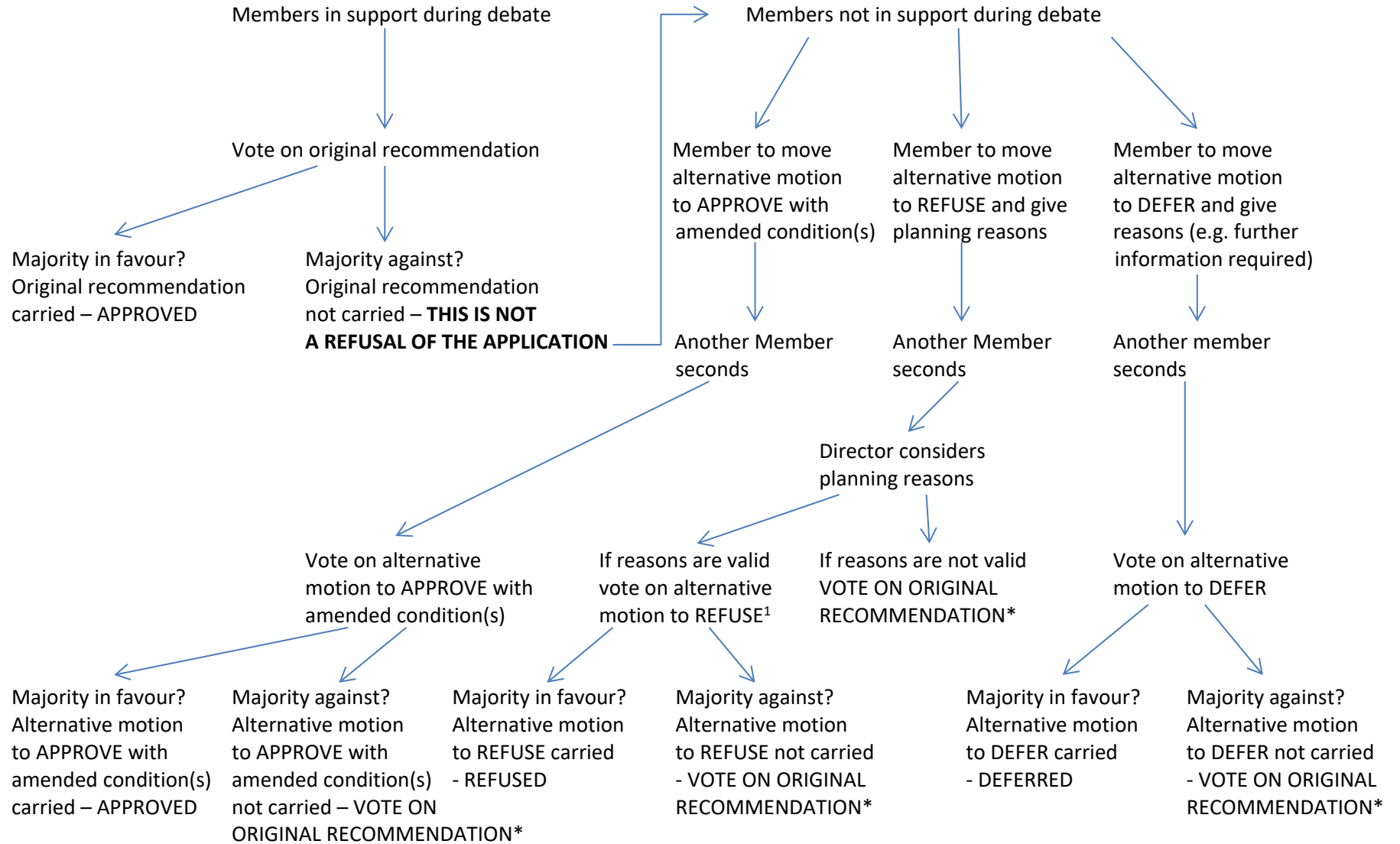
GUIDANCE ON PLANNING COMMITTEE PROCEDURE

(Full details in Part 4a of the Council's Constitution)

Addressing the Committee	Members must address the meeting through the Chair. When the Chairman wishes to speak during a debate, any Member speaking at the time must stop.
Minutes	Any comments or questions should be limited to the accuracy of the minutes only.
Quorum	Quorum is one quarter of the total number of Committee Members. If there is not a quorum present, the meeting will adjourn immediately. Remaining business will be considered at a time and date fixed by the Chairman. If a date is not fixed, the remaining business will be considered at the next committee meeting.
Declarations of Interest	Members should state clearly in which item they have an interest and the nature of the interest (i.e. personal; personal & prejudicial; or pecuniary). If in doubt, seek advice from the Monitoring Officer in advance of the meeting.
Announcements	These should be brief and to the point and are for information only – no debate/decisions .
Appeals	The Chairman will draw the Committee's attention to the appeals listed in the agenda.
Agenda Items	The Planning Officer will give a presentation of the application, referring to any addendum/amended report as appropriate outlining what is proposed and finishing with the recommendation.
Public Speaking on Agenda Items (Speakers must give notice by not later than noon two working days before the date of the meeting)	Parish and neighbourhood councils in the District are allowed 5 minutes each to make representations; members of the public who object to the planning application are allowed 2 minutes each, subject to an overall limit of 6 minutes; applicants and members of the public who support the planning application are allowed 2 minutes each, subject to an overall limit of 6 minutes. Any time limits may be changed at the discretion of the Chairman.
Rules of Debate	<p>The Chairman controls the debate and normally follows these rules but the Chairman's interpretation, application or waiver is final.</p> <ul style="list-style-type: none"> - No speeches until a proposal has been moved (mover may explain purpose) and seconded - Chairman may require motion to be written down and handed to him/her before it is discussed - Secunder may speak immediately after mover or later in the debate - Speeches must relate to the planning application under discussion or a personal explanation or a point of order (max 5 minutes or longer at the discretion of the Chairman) - A Member may not speak again except: <ul style="list-style-type: none"> o On an amendment to a motion o To move a further amendment if the motion has been amended since he/she last spoke o If the first speech was on an amendment, to speak on the main issue (whether or not the amendment was carried) o In exercise of a right of reply. Mover of original motion

	<p>has a right to reply at end of debate on original motion and any amendments (but may not otherwise speak on amendment). Mover of amendment has no right of reply.</p> <ul style="list-style-type: none"> ○ On a point of order – must relate to an alleged breach of Council Procedure Rules or law. Chairman must hear the point of order immediately. The ruling of the Chairman on the matter will be final. ○ Personal explanation – relating to part of an earlier speech by the Member which may appear to have been misunderstood. The Chairman’s ruling on the admissibility of the personal explanation will be final. <ul style="list-style-type: none"> - Amendments to motions must be to: <ul style="list-style-type: none"> ○ Refer the matter to an appropriate body/individual for (re)consideration ○ Leave out and/or insert words or add others (as long as this does not negate the motion) - One amendment at a time to be moved, discussed and decided upon. - Any amended motion becomes the substantive motion to which further amendments may be moved. - A Member may alter a motion that he/she has moved with the consent of the meeting and seconder (such consent to be signified without discussion). - A Member may withdraw a motion that he/she has moved with the consent of the meeting and seconder (such consent to be signified without discussion). - The mover of a motion has the right of reply at the end of the debate on the motion (unamended or amended).
Alternative Motion to Approve	<p>If a Member moves an alternative motion to approve the application contrary to the Planning Officer’s recommendation (to refuse), and it is seconded, Members will vote on the alternative motion after debate. If a majority vote against the alternative motion, it is not carried and Members will then vote on the original recommendation.</p>
Alternative Motion to Refuse	<p>If a Member moves an alternative motion to refuse the application contrary to the Planning Officer’s recommendation (to approve), the Mover and the Secunder must give their reasons for the alternative motion. The Director of Planning, Economic Development and Property or the Head of Development will consider the proposed reasons for refusal and advise Members on the reasons proposed. Members will then vote on the alternative motion and if not carried will then vote on the original recommendation.</p>
Voting	<p>Any matter will be decided by a simple majority of those voting, by show of hands or if no dissent, by the affirmation of the meeting unless:</p> <ul style="list-style-type: none"> - Two Members request a recorded vote - A recorded vote is required by law. <p>Any Member may request their vote for, against or abstaining to be recorded in the minutes.</p> <p>In the case of equality of votes, the Chairman will have a second or casting vote (whether or not he or she has already voted on the issue).</p>
Vice-Chairman	<p>In the Chairman’s absence (including in the event the Chairman is required to leave the Chamber for the debate and vote), the Vice-Chairman controls the debate and follows the rules of debate as above.</p>

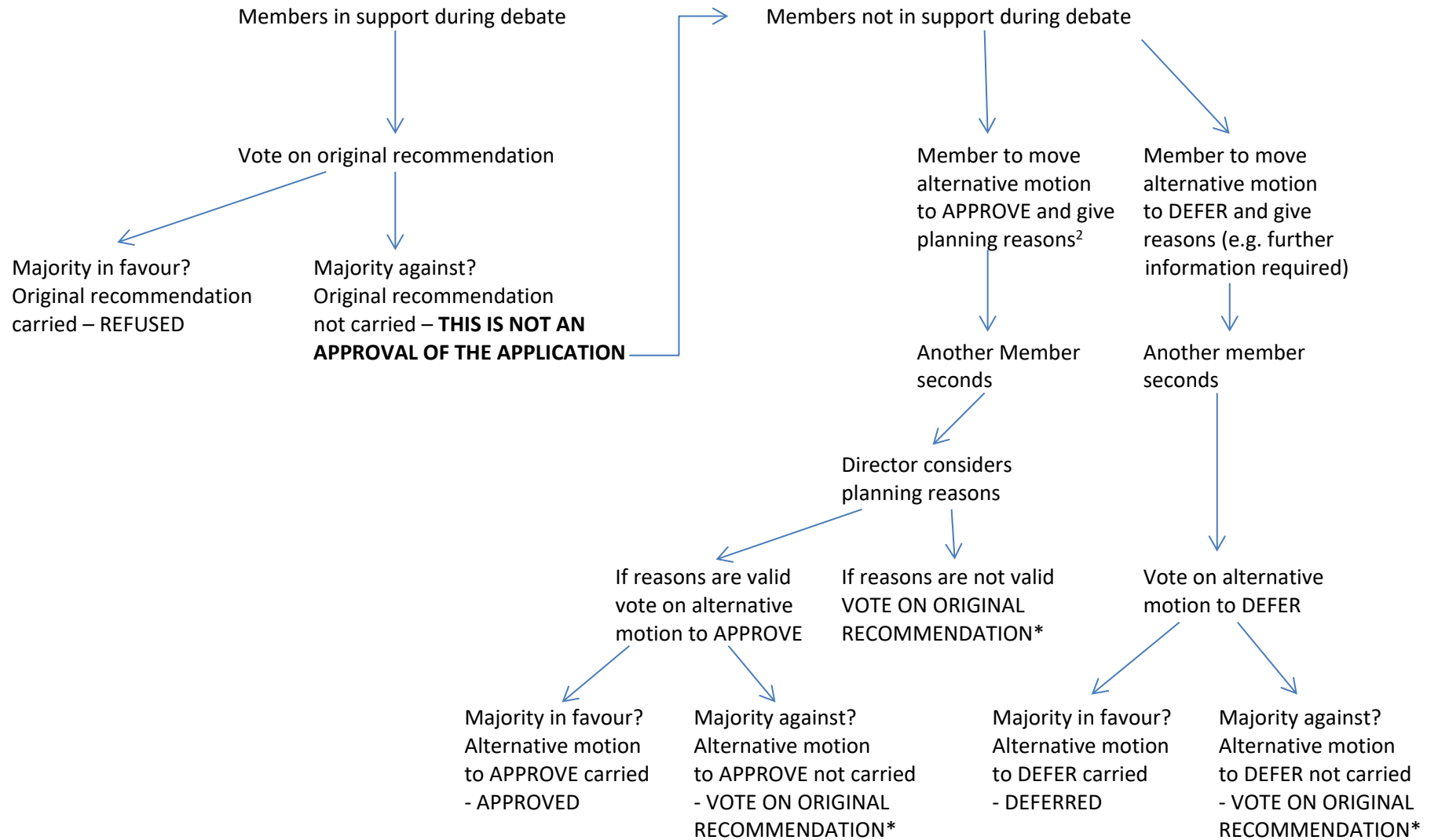
Original recommendation to APPROVE application



*Or further alternative motion moved and procedure repeated

¹ Subject to Director's power to refer application to Full Council if cost implications are likely.

Original recommendation to REFUSE application



*Or further alternative motion moved and procedure repeated

² Oakley v South Cambridgeshire District Council and another [2017] EWCA Civ 71

Planning Committee (South)
20 JUNE 2023

Present: Councillors: Len Ellis-Brown (Chairman), Joanne Knowles (Vice-Chairman), Sam Bateman, Mark Baynham, Jon Campbell, Philip Circus, Paul Clarke, Mike Croker, Joy Dennis, Victoria Finnegan, Claudia Fisher, Joan Grech, Lynn Lambert, Alan Manton, John Milne, Roger Noel, Josh Potts, John Trollope and Peter van der Borgh

Apologies: Councillors: Emma Beard and Malcolm Eastwood

PCS/4 **MINUTES**

The minutes of the meetings of the Committee held on 18 April and on 24 May were approved as correct records and signed by the Chairman.

PCS/5 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/23/0185: Councillor Len Ellis-Brown declared an interest because he took part in the Pulborough Parish Council Planning Committee that considered the application. He is also a neighbour of the applicant. He left the meeting during this item and took no part in its determination.

DC/23/0185: Councillor Roger Noel declared a personal interest because he knew the applicant. He took part in the debate but chose not to vote on this item.

DC/23/0339: Councillor Len Ellis-Brown declared a personal interest because he was an acquaintance of both public speakers.

PCS/6 **ANNOUNCEMENTS**

There were no announcements.

PCS/7 **APPEALS**

The list of appeals lodged, appeals in progress and appeal decisions, as circulated were noted. The Head of Development & Building Control confirmed that if an area were to gain Conservation Area status after an initial decision but before an appeal, that new status would carry weight.

PCS/8 **DC/23/0701 - OLD CLAYTON BOARDING KENNELS, STORRINGTON ROAD, WASHINGTON**

The Head of Development & Building Control reported that this application sought permission for the demolition of existing kennels and cattery buildings and dwellings, and the erection of a 60-bed care home and eight age-restricted

bungalows with associated access, landscaping, and other works (including relocation of existing saddle stone barn).

The application followed application DC/21/2161, which had been refused by the Committee in January 2023 (Minute no. PCS/36 (24.01.23) refers). The current proposal sought to overcome the reasons for refusal:

‘The proposal is contrary to the Storrington Sullington and Washington Neighbourhood Plan, being sited outside of the Built-up Area Boundary, with the development bulk and size inappropriate for a rural location directly across the road from the South Downs National Park, and which would significantly impact on the aims of the Neighbourhood Plan to retain green gaps between communities, and with water neutrality not proven satisfactorily.’

The presenting officer advised that the Council’s Arboricultural Officer raised no objection with no significant concerns regarding the impact on trees of high amenity value or landscape merit.

The Committee was updated on a response from the Local Lead Flood Authority (WSCC), which identified shortcomings in the Flood Risk Assessment and drainage strategy, including rainfall data and micro-drainage quantities. The Council’s Drainage Engineer was satisfied that if this data were provided and technical solutions put forward, these issues could be resolved via discharge of the conditions within the officer’s recommendation, in consultation with the Flood Authority.

The application site was located on the north side of the A283 Storrington Road to the east and south of the residential estate of Milford Grange. Milford Grange Country Park lay to the north. The site was outside of the South Downs National Park (SDNP) boundary but within the Dark Night Sky Zone.

Washington Parish Council and Storrington & Sullington Parish Council both objected to the application. There had been thirteen representations objecting to the application from ten separate addresses, including an objection from the Milford Grange Management Company. Since publication of the report an additional anonymous letter of objection, which included concerns regarding pressure on health care provision, had been received.

Three members of the public spoke in objection to the application and the applicant and two members of the public addressed the Committee in support of the proposal. A representative of Washington Parish Council and Storrington & Sullington Parish Council both spoke in objection to application.

Members considered the consultees’ responses and the officer’s planning assessment, which included legal advice regarding the reason for refusal relating to the Neighbourhood Plan, and the updated Water Neutrality Statement, which gave details of the proposed offsetting retrofit at the care home in Henfield to the satisfaction of Natural England. It was also noted that

currently the Council was unable to demonstrate an adequate five-year housing land supply.

There was a detailed discussion during which Members considered the impact of the proposal on the amenity of nearby residents and how the size and bulk of the redesigned building would relate to the National Park.

After careful consideration Members concluded that the previous reasons for refusal had been overcome and the proposal was acceptable.

RESOLVED

- (i) That a Legal Agreement be entered into that would secure various obligations to make the development acceptable in planning terms.
- (ii) That on completion of (i) above, planning application DC/23/0701 be determined by the Head of Development & Building Control with a view to approval and subject to conditions.

PCS/9 **DC/23/0185 - PEACOCKS PADDOCK, STALL HOUSE LANE, NORTH HEATH**

The Head of Development & Building Control reported that this application sought permission for the retention of an agricultural storage barn and extended hardstanding.

The application site was located outside the built-up area to the north-west of Stall House Lane and was mostly laid to grass. There was also a mobile caravan on site used as a mess hall. There were a number of properties and small holdings in the vicinity, with the nearest neighbouring property to the south.

The Parish Council raised no objection to the application. There had been ten representations objecting to the application from nine separate addresses (six of which were from within the district), and five in support, as set in the report; since publication a further six letters of objection and five letters of support had been received, none of which raised additional considerations.

Since publication of the report, a previous objector had submitted an environmental assessment, which the presenting officer commented on as follows:

Lighting: this would be controlled through condition; officers recommended that Condition 3, as set out in the report, be amended to secure further control regarding external lighting and floodlighting.

Nitrate neutrality: Natural England have not declared the district subject to nitrate neutrality so this was not relevant.

Contamination from animal waste: as an agricultural site animal waste was to be expected. An additional condition could be added should Members be minded to do so.

Noise and odour: the site was for agricultural use so these were to be expected.

Ecology: the site was of a scale which would not be expected to provide mitigation or enhancements. An informative could be added regarding the protection of great crested newts.

A request to limit livestock: the site was for agricultural use, not planning use, and such a condition would not be enforceable under the Town and Country Planning Act.

One member of the public spoke on behalf of a number of residents in objection to the application, and the applicant addressed the Committee in support of the proposal.

Members noted the background to the application and considered the consultees' responses and the officer's planning assessment. Members were advised that the current sale of meat from the site was on a small scale, ancillary to its agricultural use, and therefore acceptable; this could be investigated in future if sales were on a larger scale.

With regards to the caravan on site, Members were reminded that the enforcement investigation had concluded and the current application related to the storage barn only. It was proposed that an additional condition be added regarding the storage of animal waste on the site. The proposal was seconded.

It was agreed that **an Informative** would be added to the decision notice regarding the protection of great crested newts as follows:

'Under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.'

RESOLVED

That planning application DC/23/0185 be granted, subject to the conditions as reported, with an amendment to Condition 3 and an additional Condition 4 as follows:

Amended Regulatory Condition 3: Within 3 months of the date of this permission hereby granted, an external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be in accordance with the Institute of Lighting Professional's Guidance notes for the reduction of obstructive light and shall have been designed by a suitably qualified person in accordance with the recommendations. The scheme shall be implemented in accordance with the approved scheme and thereafter retained as such. No other lighting shall be installed without the prior consent of the Local Planning Authority

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

Additional Regulatory Condition 4: Within 3 months of the date of this permission hereby granted, details of the location and size of the storage of animal waste shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Local Members). The approved detail shall thereafter be retained as such unless otherwise agreed to and approved in writing by the Local Planning Authority.

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

PCS/10 **DC/23/0339 - EBBSWORTH COTTAGE, THE STREET, NUTBOURNE**

The Head of Development & Building Control reported that this application sought part retrospective permission for the erection of a detached carport and log store and the creation of new access to the highway. A wall fronting the narrow highway and supporting vegetation had been removed and works to create an area of hardstanding had already been undertaken.

The application site was located within a Conservation Area outside the built-up area. Ebbsworth Cottage was a Grade II listed building directly to the north of The Street.

The Parish Council objected to the application and requested that, if approved, the hardstanding be permeable. There had been 16 representations objecting to the application.

One member of the public spoke in objection to the application, and a representative of the Parish Council also spoke in objection.

Members considered the consultees' responses and the officer's planning assessment. They also noted the planning history of the site with regards to DC/20/1972, which had been partially built contrary to the agreed plans thus leading to the current revised application.

Members considered the scale of the roof of the carport and how it related to the Grade II listed building and the wider area. There were concerns that the development had reduced the size of the garden, was incongruous in relation to the lane and dominated the cottage due to its size and proximity.

It was therefore proposed and seconded that the application be refused.

RESOLVED

That planning application DC/23/0339 be refused for the following reason:

The development would fail to reflect local vernacular, and due to its mass, scale, and overbearing nature, would result in harm to the Listed Building and the designated Conservation Area, contrary to Policies 33 and 34 of the Horsham District Planning Framework (2015).

The meeting closed at 8.08 pm having commenced at 5.30 pm

CHAIRMAN

Planning Committee (SOUTH)

Date: 18th July 2023



**Horsham
District
Council**

Report on Appeals: 08/06/2023 – 06/07/2023

1. Appeals Lodged

Horsham District Council have received notice from the Planning Inspectorate that the following appeals have been lodged:

Ref No.	Site	Date Lodged	Officer Recommendation	Committee Resolution
DC/21/1068	Small Piece of Woodland Known as Furlong Shaw. Situated Approximately 200M North of 1 Merrion Cottages RH13 8EH	12-Jun-23	Split Decision	N/A
DC/22/0301	Land North of The Rise Partridge Green West Sussex	14-Jun-23	Application Refused	N/A

2. Appeals started

Consideration of the following appeals has started during the period:

Ref No.	Site	Appeal Procedure	Start Date	Officer Recommendation	Committee Resolution
DC/22/1428	St Crispins Church Church Place Pulborough West Sussex RH20 1AF	Written Representation	05-Jul-23	Application Refused	N/A

3. Appeal Decisions

HDC have received notice from the Planning Inspectorate that the following appeals have been determined:

Ref No.	Site	Appeal Procedure	Decision	Officer Recommendation	Committee Resolution
DC/21/1279	Hurston Lane Depot Hurston Lane Storrington RH20 4AF	Written Representation	Appeal Dismissed	Non-determination	N/A
DC/21/1264	Wiltshire Farm Pickhurst Lane Pulborough RH20 1DA	Written Representation	Appeal Dismissed	Application Refused	N/A

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Report to	Planning Committee (South)
Date	18.07.2023
By	Director of Planning
Application Number	SDNP/22/00287/HOUS
Applicant	Mr & Mrs Curtis
Application	Erection of a detached garage.
Address	St Marys Gate The Street Washington RH20 4AS
Reason for Inclusion on Agenda	More than eight persons in different households have made written representations raising material planning considerations that are inconsistent with the recommendations of the Head of Development.

Recommendation: That the application be approved subject to the conditions set out in paragraph 10.1 of this report.

Executive Summary

The proposal seeks planning permission for the erection of a detached garage within the curtilage of a residential dwelling within the Washington Conservation Area and setting of a number of listed buildings. The scheme has been amended during this application process to revise the design of the detached garage and position it further to the west to minimise the impact on a nearby tree area. The scale, form and design of the proposed detached garage would be proportionate to the main dwelling it would serve and would not harm the character, appearance or setting of the surrounding heritage assets. The Council's Conservation Officer has raised no concerns with the proposal.

A newly erected close board fencing along the southern shared boundary, coupled with the lowering sloping ground of the application site and its separation from the adjacent properties to the north and south would prevent any unacceptable harm to neighbouring amenity.

There are no concerns raised by the Local Highway Authority due to the removal of the proposed new access point from the proposals. Similarly, the Council's tree officer has raised no objection as the revised position of the proposed garage would only result in minor encroachment within the root protection area of the Horse-chestnut and Sycamore trees on site.

Overall, the proposal would not have an unacceptable impact on the amenities of neighbouring properties, the special character and appearance of the surrounding heritage assets and would not have any adverse effect on the safety and function of the highway network. As such, the proposal is in compliance with the South Downs Local Plan.

I. Site Description

- I.1 The application site is located on the northern side of The Street, Washington. The main dwelling is a detached chalet bungalow which may have been built in the 1960s and appears relatively new

construction comparable with the other properties in the village. The site is within Washington Conservation Area adjacent to a listed building (Fern Cottage). There are further listed buildings adjacent the site to the east and west (Weavers Cottage and The Old Vicarage) and in the wider vicinity of the site. The application site is accessed via the shared driveway of Orchard House from The Street. The host dwelling is positioned on an elevated ground and situated away from The Street and School Lane. The main dwelling comprises of white painted brickwork with red brick quoins with clay tile hanging.

2. Proposal

- 2.1 This application seeks planning permission for the erection of a detached garage to be situated immediately southeast of the main dwelling within the residential curtilage and screened behind Orchard House, when viewed from The Street. The proposed garage would consist of horizontal timber cladding with white roof trims under a half hipped clay tiled roof. The roof would include rooflights on the northeast roofslope and solar panels on the southwest roofslope.

3. Relevant Planning History

SDNP/17/03716/HOUS	Demolition of existing garage and side extension. Erection of replacement part two storey part single storey side extension with first floor dormer to eastern elevation and 2x 'lantern' rooflights	Approved 18.05.2018
SDNP/23/00444/TCA	Surgery to 8x Beech, 1x Sycamore and Fell 1x Conifer (Works to Trees in a Conservation Area)	No objection 26.03.2023

4. Consultations

- 4.1 **West Sussex County Council Highway:** No objection
West Sussex County Council was consulted previously on Highway Matters for this application and provided comments dated 18/02/2022. At the time the proposal included a new point of access from School Lane. More information on various highways matters was raised regarding the proposal.

Subsequently the revised plans have been submitted and description amended so no new access point will be provided, only the erection of a new detached garage.

Given the principle of the application and given the location / footprint of the proposed garage, the Local Highway Authority does not consider that the proposal would have an unacceptable impact on highway safety or result in a 'severe' cumulative impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and as such there are no transport grounds to resist the proposal.

- 4.2 **HDC Conservation Officer:** No objection
The redesign of the garage follows discussion with the applicants and their agent. The Conservation Officer considered the amended design more appropriate in terms of the form, proportions and detailing of the garage as it will better reflect a traditional ancillary building in the village. The solar panels may be a visible feature but will not be intervisible with views of the neighbouring listed building or conspicuous in views through the conservation area.
- 4.3 **Tree Officer:** No objection
The Council's tree officer has visited the site and advises that the proposed new access from School Lane and turning area has now been omitted from the proposal, and the garage has been moved further to the west to limit the amount of development within the root protection area (RPA) of the on and off-site trees in the area, which is positive. The garage is now located at

12.8m to the southwest of the off-site Horse chestnut and 10m to the west of the mature Sycamore situated at the site. While there is still some minor encroachment of the development within the RPA of both trees reference, the extent of the new foundation footprint for the building does not exceed the maximum 20% recommendation for covering unsurfaced areas within the RPA, which is satisfactory and acceptable under the current industry standard BS 5837 'Trees in relation to design, demolition and construction - Recommendations' [2012].

Accordingly, NO OBJECTION is raised.

4.4 **Washington Parish Council:** No objection

The Washington Parish Council considered the amended application for this structure, and were pleased to note that the applicant has withdrawn the request to form a new entrance of School Lane which was the main point of previous objections and revert to the existing drive of The Street. They have requested removal of one conifer and surgery to several beech trees on the site fronting School Lane which we note the tree officer is content with. The garage has been repositioned which the conservation officer has also made favourable comments with regards to, and that stringent conditions be adhered regarding finishing specifications and materials. The Parish council are now prepared to raise no objection, but request that if the application is allowed a condition is, that the construction is for use only as a garage and ancillary use not to form any part of living accommodation.

5. **Representations**

5.1 There were 27 no. objections received during the neighbour consultation process.

5.2 The following concerns were raised:

- *Tree removal, erection of oversized garage and installing driveway would ruin the rural charm of the lane and cause danger along the single track lane.*
- *Removal of tree would spoil the character of School Hill and driveway at the top of School Hill would be very dangerous*
- *Safety concerns over vehicular access on the narrow lane as popularly used by school children, hikers, tourists and horse riders with little to manoeuvre vehicle.*
- *Tree removal would substantially impact bat corridor, local song birds and result in less vegetation to absorb surface water therefore worsening flooding at the bottom of the hill.*
- *The height of the proposed garage not included in the drawings.*
- *The dimensions of the driveway are omitted, the gradient, opening measurements and positioning.*
- *The driveway materials not listed.*
- *The highway frontage, fencing, gating, style or materials not mentioned.*
- *No details of drainage.*
- *Proposed garage is enormous, unsightly and would have dominating presence.*
- *Poor visibility up hill an extra driveway would cause hazard to traffic.*
- *The proposal would spoil the beauty of the School Lane.*
- *Impractical to have driveway access onto School Lane.*
- *Large indigenous tree in the National Park should be protected.*
- *Tree removal unacceptable and have huge detriment to local wildlife by increasing the risk of flooding to the village.*
- *Existing access is adequately safe.*
- *The design and size of the proposed garage is inappropriate and incongruous in a conservation area.*
- *The proposed Velux windows would comprise the Dark Skies Policy.*
- *Disproportionately large garage*
- *The large modern garage does not fit in with the adjacent properties.*
- *Large structure out of keeping with the charm of the village.*
- *Tree removal would irretrievably alter the green corridor. Garage located on top end of School Lane would be an eyesore for residents.*
- *The use of proposed garage is unclear.*
- *New access would increase congestion in the lane.*
- *Overlook neighbouring property and will effect light.*
- *The proposal would destroy the character of the locality.*
- *The already benefits from existing driveway and ample parking along The Street.*

- *Intrusive impact on village surrounds.*
- *Will destroy well established trees and wildlife habitats.*
- *Garage capable of turning into another dwelling causing nuisance to nearby residents.*
- *Inaccurate plans which wrongly states the access point measurement to be wider than the actual measurements.*
- *The proposed garage building would adversely effect the privacy and outlook of the neighbouring properties.*
- *Proposed garage is out of proportion to the site of the site.*
- *No structural survey given the proximity of the unstable land and boundary wall as well as the drop in the level of the ground.*
- *Excavation could damage boundary wall.*
- *Use of inappropriate external materials*
- *Visually unattractive, detracts unaesthetically from the immediate setting and surroundings.*
- *Garage dominates the plot with little remaining garden area.*
- *Would have negative effect on future parking arrangement by the creation of a driveway.*

5.3 There were 2 no. objections received during the neighbour re-consultation process on the revised scheme. The following concerns were raised:

- *Size and substantial pitch of roof deemed dominant structure which is visible from school lane. Recommend the use of natural materials and styles in keeping with the area.*
- *Alternative Tesla solar tiles should be used to avoid aesthetic disruption.*
- *Suggest blackout blinds be fitted to adhere to Dark Skies Policy.*
- *Size of proposed garage is out of proportion to plot.*
- *Increased pitched roof would be very dominant and visible from the Street and the neighbouring properties.*
- *Proximity to the neighbouring property would result in overbearing and dominant due to the size and location leading to significant loss of light to the neighbouring house.*
- *The glare from the solar panels would have significant adverse effect on the neighbouring property.*
- *No details if the panels would have anti-glare coating.*
- *Glare from the unsightly solar panels would have detrimental impact on the street scene.*
- *Recommend conditioning Tesla solar tiles be installed.*
- *Unusual for Velux windows to be installed on roof of a garage.*
- *Unnecessarily wide fascia appears unsightly feature of the revised design.*

6 Planning Policy Context

6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the South Downs Local Plan 2014-2033 (2019).

Development plan policies considered relevant to this application are set out in section 7, below.

6.2 National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social wellbeing of the local community in pursuit of these purposes.

7. Planning Policy

7.1 Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF), updated February 2019. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

7.2 National Planning Policy Framework (NPPF)

The following National Planning Policy Framework documents have been considered in the assessment of this application:

- NPPF02 - Achieving sustainable development
- NPPF12 - Achieving well-designed places
- NPPF16 – Conserving and enhancing the historic environment

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

7.3 South Downs Local Plan (SDLP) (2019)

The following policies of the *South Downs Local Plan* are relevant to this application:

- Policy SD1 - Sustainable Development
- Policy SD2 - Ecosystems Services
- Policy SD4 - Landscape Character
- Policy SD5 - Design
- Policy SD8 - Dark Night Skies
- Policy SD9 - Biodiversity and Geodiversity
- Policy SD12 – Historic Environment
- Policy SD13 – Listed Buildings
- Policy SD15 – Conservation Areas
- Policy SD31 - Extensions to existing dwellings, and provision of annexes and outbuildings

7.4 Storrington, Sullington and Washington Neighbourhood Plan 2018 – 2031

The following policies of the *Storrington, Sullington and Washington Neighbourhood Plan 2018 – 2031* are relevant to this application:

- Policy 14 – Design

7.5 Partnership Management Plan

The Environment Act 1995 requires National Parks to produce a Management Plan setting out strategic management objectives to deliver the National Park Purposes and Duty. National Planning Policy Guidance (NPPG) states that Management Plans "contribute to setting the strategic context for development" and "are material considerations in making decisions on individual planning applications." The South Downs Partnership Management Plan as amended for 2020-2025 on 19 December 2019, sets out a Vision, Outcomes, Policies and a Delivery Framework for the National Park over the next five years. The provisions of the South Downs Partnership Management Plan have been considered in the assessment of this application.

8. Planning Assessment

8.1 Principle of development

Policy SD31 of the South Downs Local Plan (SDLP) (2019) provides that proposals for extensions to existing dwellings, and the provision of annexes and outbuildings, will be permitted where:

- a.) The proposal does not increase the floorspace of the existing dwelling by more than approximately 30% unless there are exceptional circumstances
- b.) The proposal respects the established character of the local area; and
- c.) The proposal is not overbearing or of a form which would be detrimental to the amenity of nearby residents by virtue of loss of light and/or privacy.

8.2 Paragraph 7.91 of the SDLP (2019) confirms that the objective of policy SD31 is to avoid the over-extension of existing dwellings both to protect the limited supply of small and medium sized dwellings within the National Park, consistent with policy SD27, and to preserve townscape and landscape character from the incremental detrimental effects of over-extension. Paragraph 7.97 confirms that, in determining applications, the impact of cumulative additions will be taken into consideration in addition to the removal of permitted development rights, where appropriate.

8.3 The application relates to the erections of a detached garage which would not provide additional living accommodation. As such, it is considered there would be no conflict with the aims of the above policy, and the proposal is acceptable subject to detailed considerations.

Visual impact and landscape character

8.4 Policy SD4 of the SDLP (2019) seeks to ensure that development will only be permitted which conserves and enhances landscape character through the retention and enhancement of existing landscape features, positive design, layout and scale that reinforces distinctive landscape characteristics and the evolution of the landscape and by safeguarding the amenity and experiential qualities of the landscape

8.5 Similarly, Policy SD5 of the SDLP (2019) aims to maintain a landscape led approach to design, through sensitive and high-quality design that makes a positive contribution to the overall character and appearance of an area. Development *inter alia*, will be required to complement landscape character, contribute to local distinctiveness and incorporate architectural design appropriate to its setting in terms of height, massing, density, roof form and relevant detailing.

8.6 Policies SD12, SD 13 and SD15 reflect the requirements of Chapter 16 of the NPPF and s.66 and 72 of the Listed Buildings and Conservation Areas Act, requiring development to, amongst others, conserve and enhance the historic environment through safeguarding heritage assets and their setting, and preserve and enhance the significance of a listed building and its setting, preserve or enhance the special architectural or historic interest, character or appearance of the conservation area, and use locally distinctive materials, styles of techniques.

8.7 During the course of this application amendments were negotiated to bring the proposal to an acceptable standard for approval. This included the removal of a new access point from School Lane, a redesign of the garage, and its repositioning of further west into the site to minimise impact on trees.

8.8 The proposal would now involve the erection of a detached garage to be situated immediately southeast of the main dwelling within the residential curtilage. The revised design of the detached garage now comprises of half hipped roof and positioned further to the west to minimise the impact on nearby tree area. The use of appropriate external materials including timber boarding and clay roof tiles better reflects a traditional ancillary building in the village, whilst the scale, form and design of the proposed detached garage would be proportionate to the main dwelling it would serve.

8.9 The Council's Conservation Officer has raised no objection with the revised proposal but

acknowledged that the proposed solar panels, to be installed on the roof of the garage, may be a visible feature. However, it is judged that this would not be intervisible with views of the neighbouring listed building or conspicuous in views through the conservation area.

- 8.10 Overall, the development as now amended is considered to be of a suitably simple utilitarian design and subservient scale which would reflect its intended use, and would have a neutral impact within the wider landscape and conservation area, and setting of neighbouring listed buildings. The proposal has therefore addressed the concerns initially identified and is now considered to accord with policies SD4, 5, 12, 13 and 15 of the South Downs Local Plan, and policy 14 of the Storrington, Sullington and Washington Neighbourhood Plan.

Impact on Neighbour Amenity

- 8.11 Policy SD31 of the SDLP (2019) requires proposal to not be overbearing or of a form which would be detrimental to the amenity of nearby residents by virtue of loss of light and/or privacy.
- 8.12 A newly erected close board fencing, of approximately 1.8 metres, which was erected nearly 3 months ago, forms the boundary treatment along the southern shared boundary with Orchard House. The height of the fence is below 2 metres and as a result falls within permitted development rights. Additionally, the southern neighbouring property has mixed vegetation situated along this shared boundary. It is noted that the application site is situated on a sloping ground whereby the southern neighbouring property at Orchard House is positioned on a higher ground level. The garage is set a suitable distance from the northern boundary of the site such that it would not impact on the amenities of Fern Cottage.
- 8.13 Consequently, it is considered that the siting and layout of the proposed detached garage and the resulting relationship with adjacent properties would be sufficient to prevent any unacceptable harm to neighbouring amenity in accordance with policy SD31. The proposed solar panels would need to be anti-glare which has been secured by planning condition

Highway Access & Parking

- 8.14 Policy SD22 of the SDNP Local Plan seeks to ensure that new private parking provision would be of a location, scale and design that reflects its context. It is acknowledged that the revised scheme removed the provision for a new access point initially proposed, with the garage now being accessed from the existing driveway to the dwelling. As such, the Local Highway Authority raised no objection given the location and footprint of the proposed garage, with the site remaining of sufficient size to accommodate its parking needs. Having regard to the above, the proposal is compliant with Policy SD22 of the SDNP Local Plan.

Impact on trees

- 8.12 The Council's arboricultural officer raised no objection to the revised scheme due to the removal of the new access point, the retention of the beech trees and the re-positioning of the proposed garage. Whilst Washington Parish Council have commented on the removal of 1 no. Conifer tree and surgery to several Beech trees on the site fronting School Lane, these proposed works have already been approved under a separate planning application reference SDNP/23/00444/TCA. The proposal would involve minor encroachment into the root protection area of the Horse-chestnut and Sycamore trees on site, however the tree officer considers this to be acceptable. Overall, the impact on trees within and adjacent to the site is considered acceptable.

Dark Skies

- 8.13 Policy SD8 of the SDLP (2019) provides that development will be permitted that conserves and enhances the intrinsic quality of dark night skies and the integrity of the Dark Sky Core. Development must demonstrate that all opportunities to reduce light pollution have been taken, including the avoidance of unnecessary lighting and appropriate mitigation where unavoidable.
- 8.14 The application site is located within Dark Skies Zone EI(b), transition zone where areas that lie between the larger urban settlements and the surrounding darker skies notably vulnerable to light pollution. The proposed rooflights could potentially contribute towards the increased levels of sky-glow. It is considered that the potential adverse effects of light spill can be mitigated to an acceptable degree through the use of obscure and / or low-transmittance glazing designed to reduce the escape of light. A condition is recommended to ensure that this is the case, and subject to this condition the proposal would be deemed to comply with the requirements of policy SD8.

Water neutrality

- 8.15 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 main 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 policies SD2 and SD45 of the South Downs Local Plan 2019, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Eco-System Services/Biodiversity Net Gain

- 8.16 Policy SD2 requires development to secure an overall positive impact on the ability of the natural environment to contribute goods and services. The Ecosystem Services Technical Advice Note (TAN) for Householders provides further advice in this respect, asking applicants to consider how the changes to your property can include ecosystem services actions to the benefit of everybody. Examples of small actions are provided which can deliver multiple benefits for both people and wildlife, such as planting a native hedge could create habitats and provide food for wildlife, whilst also storing surface water and improving air quality. The submitted ecosystem service statement details the following enhancement opportunities to be implemented:
- Hedgerow enhancement
 - Insect hotels
 - Bird boxes
- 8.17 The requirements of policy SD2 would be met, a condition would be included to ensure that the proposed ecosystem services enhancement opportunities are fully implemented.

9 Conclusion

- 9.1 The proposal is considered to be acceptable as it would be of an appropriate scale, character and would not detract from the character and appearance of the main dwelling, the Washington Conservation Area, the setting of adjacent listed building, nor the wider surroundings of the South Downs National Park. The proposal would not have an unacceptable impact on the amenities of neighbouring properties nor have any adverse effect on the safety and function of the highway network. As such, the proposal is in compliance with the South Downs Local Plan.

10 Conditions

It is recommended that the application be approved subject to the below conditions:

1. **Regulatory (Time) Condition:** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. **Approved Plans:** The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

3. **Pre-Commencement Condition:** Prior to relevant work beginning, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details:

- Samples or specifications of external materials and surface finishes.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

4. **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the manufacturer's details of the proposed solar panels have been submitted to and approved in writing by the Local Planning Authority. The proposed solar panels shall be anti-glare to prevent light reflection from the surface of the panels. The proposed solar panels shall be installed in accordance with the approved scheme and thereafter retained as such.

Reason: To safeguard the amenities of the site and surrounds in accordance with Policy 31 of the South Downs Local Plan (2019).

5. **Pre-Occupation Condition:** The development hereby permitted shall not be occupied until the ecosystem services measures, detailed within the ecosystem services statement received 16th June 2023, have been fully implemented as approved. The measures shall thereafter be maintained in accordance with the approved details.

Reason: To provide measures that secure an overall positive impact on the ability of natural environment to contribute goods and services in accordance with Policy SD2 and SD9 of the South Downs Local Plan (2019).

6. **Regulatory Condition:** The new roof junctions at ridge, hips, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges, bonnet hip tiles and hogs back or half round ridge tiles.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

7. **Regulatory Condition:** The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the

Horsham District Planning Framework (2015).

8. **Regulatory Condition:** The rooflights hereby permitted shall be fitted with low-transmittance and/or obscure glazing.

Reason: To ensure that the potential adverse impacts of light pollution are mitigated, thereby preserving the intrinsic quality of the International Dark Sky Reserve and in accordance with Policy SD8 of the South Downs Local Plan (2019).

9. **Regulatory Condition:** All new and replacement rainwater goods shall be cast iron or cast aluminium or cast effect plastic.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

10. **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 the proposed detached garage hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling house, St Marys Gate, The Street, Washington, RH20 4AS (as identified on the approved plans) and shall not be used for any trade or business nor as a separate living accommodation.

Reason: Reason: To restrict the use to one compatible with a residential area, and in order that the developments accords with South Downs National Park 2019 Policy 31.

INFORMATIVE - Surface Water Drainage Statements

A Surface Water Drainage Statement is a site-specific drainage strategy that demonstrates that the drainage scheme proposed is in compliance with the National Planning Policy Framework and the Non-Statutory Technical Standards for Sustainable Drainage Systems. An Advice Note and a proforma for the statement can be found using the following link:
<https://www.horsham.gov.uk/planning/development-management>.

11. Crime and Disorder Implications

- 11.1 It is considered that the proposal does not raise any crime and disorder implications.

12. Human Rights Implications

- 12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

13. Equality Act 2010

- 13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

14. Proactive Working

- 14.1 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.

Tim Slaney
Director of Planning
South Downs National Park Authority

Contact Officer: Halima Chowdhury

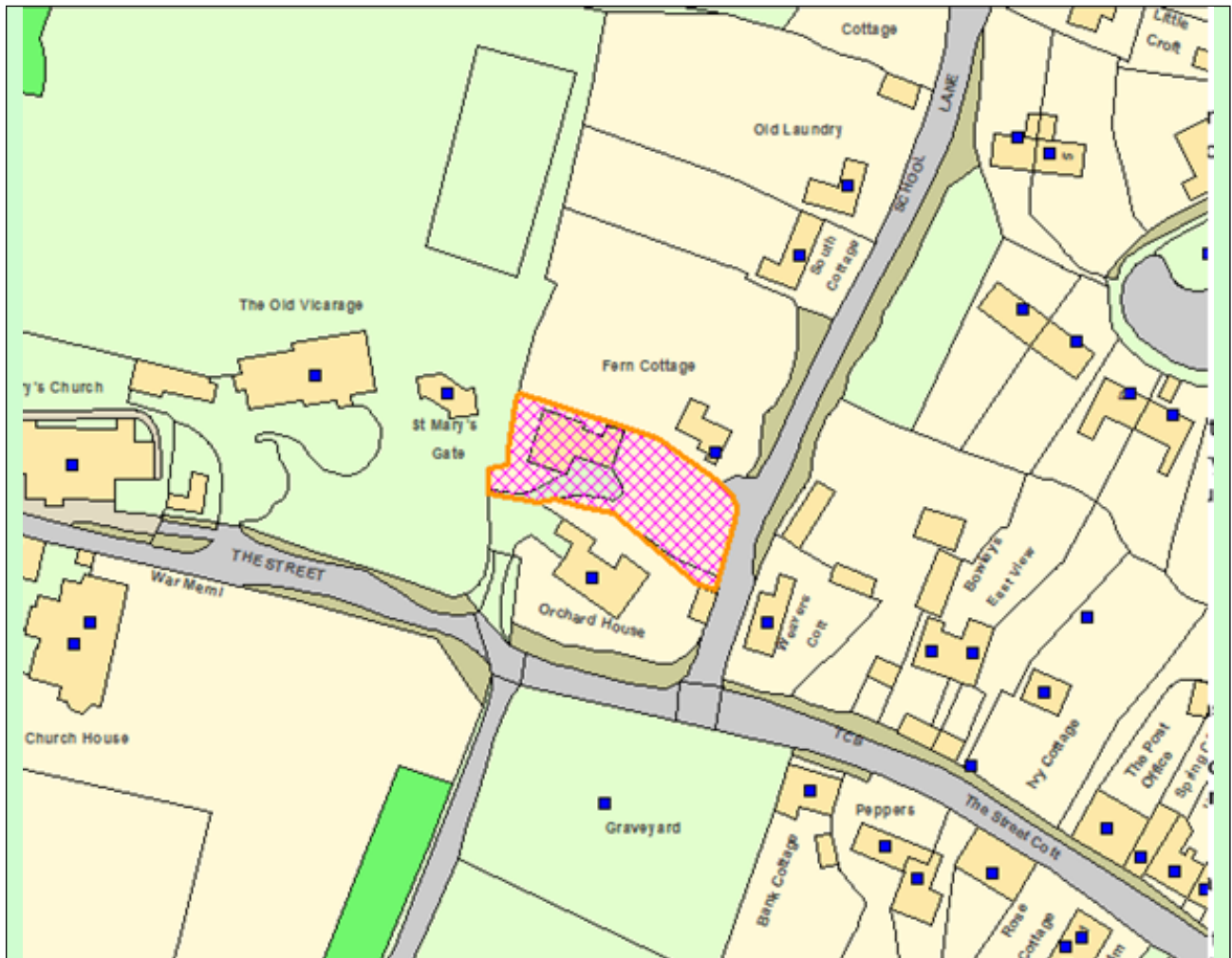
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Appendices Appendix 1 - Site Location Map
Appendix 2 – Plans Referred to in Consideration of this Application

Appendix I

Site Location Map



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**Horsham
District
Council**

PLANNING COMMITTEE REPORT

- TO:** Planning Committee South
- BY:** Head of Development and Building Control
- DATE:** 18th July 2023
- DEVELOPMENT:** Demolition of existing conservatory, erection of a single storey rear extension and associated works, including installation of new entrance. Replacement of all windows, fascia, soffit and rainwater goods.
- SITE:** Downsflint, High Street, Upper Beeding, West Sussex BN44 3WN
- WARD:** Bramber, Upper Beeding and Woodmancote
- APPLICATION:** DC/23/0551
- APPLICANT:** **Name:** Mr Mark Munns **Address:** Downsflint High Street Upper Beeding West Sussex BN44 3WN
- REASON FOR INCLUSION ON THE AGENDA:** By request of Councillor Croker and Councillor Noel
- RECOMMENDATION:** To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 Planning permission is sought for the demolition of a rear conservatory and its replacement with a single storey rear extension approximately 3.5m in depth, 4.75m in width, with a flat roof to height of 3m with a central roof lantern. The rear extension would feature rear (north) facing bi-fold doors and two window openings to the east facing into the garden, and be clad with horizontal cladding (agate grey) as detailed on the submitted materials specification.
- 1.2 The application also proposes to change the property's windows from dark brown timber frames to UPVC windows in Agate grey and to variously remove and insert windows and doors into the side and rear elevations at ground floor level. The windows to the front High Street elevation are proposed to be triple glazed to reduce road traffic noises. Rainwater goods are also proposed to be changed from a dark brown to black. The fascia and soffit are to remain black but will be UPVC in lieu of the existing timber. All brickwork, tiles and flint will remain as current specifications.
- 1.3 There would be no change to the existing pedestrian and vehicular access to the property which remains as directly from the high Street.

DESCRIPTION OF THE SITE

- 1.4 The application site is located to the north side of Upper Beeding High Street within the Upper Beeding Conservation Area. Downsflint is a detached two storey dwelling featuring redbrick flint to the lower level and tile hung above. Downsflint was built in 1993 within the garden of April Cottage to the east. A driveway on the east side of Downsflint leads to a rear garden and garage building. To the rear of the site are the playing fields of Upper Beeding Primary School.
- 1.5 The nearest Grade II listed buildings are Starlings which sits immediately adjacent to the site to the west, and Pond Farm House on the opposite south side of the High Street.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

The following Policies are considered to be relevant to the assessment of this application:

National Planning Policy Framework

Horsham District Planning Framework (HDPF 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

RELEVANT NEIGHBOURHOOD PLAN

Upper Beeding Parish Neighbourhood Plan (2021)

Policy 8 - Design Standards for New Development

Planning Advice Notes:

Facilitating Appropriate Development

Biodiversity and Green Infrastructure

PLANNING HISTORY AND RELEVANT APPLICATIONS

B/2/00 FUL	Conservatory	Application Permitted 17-02-2000
UB/27/94	Alterations to snooker room	Application Permitted 22-09-1994
UB/12/94	Erection of snooker room	Application Permitted 20-05-1994
UB/21/93	Erection of 1 x 4 bedroomed house with detached double garage & alterations to accesses. Site: April Cottage (Adj) High St Upper Beeding	Application Permitted 19-07-1993

3. OUTCOME OF CONSULTATIONS

- 3.1 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

INTERNAL CONSULTATIONS

- 3.2 **HDC Conservation:** No Objection

OUTSIDE AGENCIES

- 3.3 **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.

- 3.4 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.

PUBLIC CONSULTATIONS

- 3.5 Upper Beeding Parish Council Comments:

No Objection: However, it was requested that the extension should be built using more sympathetic materials and ones which match the main building. Brickwork instead of wood panelling in accordance with Policy 8 of the Neighbourhood Plan.

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS AND EQUALITY

- 4.1 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.

- 4.2 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.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

- 5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

- 6.1 The main considerations for the proposal are whether the scheme is appropriate in terms of its design and impact on the character and appearance of the conservation area and adjacent listed buildings, and the impact on the amenity of adjacent properties.

Design and Appearance, and Heritage Impact

- 6.2 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.
- 6.3 Policy 34 requires development to, amongst others, reinforce the special character of the district's historic environment through the appropriate siting, scale, form and design; including the use of traditional materials and techniques; make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas; preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials; and retain and improve the setting of heritage assets. This policy reflects the statutory requirement to preserve or enhance the character or appearance of conservation areas, and to have special regard to preserving listed buildings and their settings. This is reflected in Chapter 16 of the NPPF which requires that great weight be given to conservation of designated heritage assets.
- 6.4 Policy 8 of the Upper Beeding Neighbourhood Plan 'Design Standards for New Development' 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.'
- 6.5 The Council's senior conservation officer has been consulted and has advised that the property is a late twentieth century dwelling designed to reflect the local vernacular, but that the finished build is not entirely successful but certainly not harmful to the streetscene. The conservation officer advises that the proposal to replace the conservatory with a more contemporary designed rear extension is agreeable, and that although flat roof extensions in the conservation area are not usually recommended, in this case it will not be a conspicuous addition and will not draw undue attention. Further, the existing single storey rear extension next door at Starlings (aka Old Tiled Cottage- to the west) will conceal it from the garden of this listed building. No objection is raised as a consequence.
- 6.6 The proposed single storey rear extension would replace an existing conservatory and would be of relatively modest proportions spanning half the width of the rear elevation. Although flat roofed and to be clad with grey horizontal cladding, it is considered that due to the discrete location of the rear extension, its modest scale, and that it is replacing the existing glazed conservatory, there would be limited resultant harm to the character of the dwelling. Whilst Policy 8 of the Upper Beeding Neighbourhood Plan requires new development to reflect the architecture and character of surrounding buildings and use traditional materials, in this case the use of contemporary materials to a small rear extension out of site from public vantage points would not result in harm to the character of the building or wider area.
- 6.7 The proposed replacement windows, although upvc, would be of the same casement type and appearance as the existing and would not harm the appearance of the building or surrounding heritage assets. It should be noted that it is possible for a dwelling in the conservation area to change windows from timber to upvc of the same appearance under

permitted development, and it is noted that there are examples of upvc on other properties in the area. Similarly the alterations to the ground floor windows and doors, and to the downpipes, are development that does not require planning permission.

- 6.8 Overall, it is considered that the proposed replacement rear extension would be a clearly subservient single-storey addition to the rear, replacing an existing glazed conservatory of unsympathetic character, and is considered to be of a scale and form which would not result in a harmful impact to the character and appearance of the existing dwelling. Further, given its discrete location at the rear of the property, out of sight from the street and disguised from the setting of the adjacent listed building, no harm to the surrounding heritage assets is identified. It is therefore considered that the visual impact of the proposal is acceptable in accordance with chapter 16 of the NPPF, policies 32, 33 and 34 of the HDPF, and Policy 8 of the Upper Beeding Neighbourhood Plan Policy 8.

Impact on Neighbouring Amenity

- 6.9 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.
- 6.10 The nearest neighbouring dwelling is Starlings to the west however the replacement extension would be positioned on the same western elevation build line as the existing conservatory and as a result would not represent a significant harmful encroachment nearer to this adjacent property. The proposed rear extension would not be glazed all around and would have glazing only to the rear and two openings to the east facing into the garden. The existing single storey rear extension next door at Starlings (to the west) will also in the main conceal the proposal from the garden of this neighbouring property. Accordingly the proposed extension, including alterations to the ground floor windows and doors elsewhere on the property, would not harm the amenities of any adjacent property in accordance with the above policy.

Water Neutrality

- 6.11 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

- 6.12 The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

7. RECOMMENDATION:

- 7.1 That the application be approved subject to the following conditions:

Conditions:

1. **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

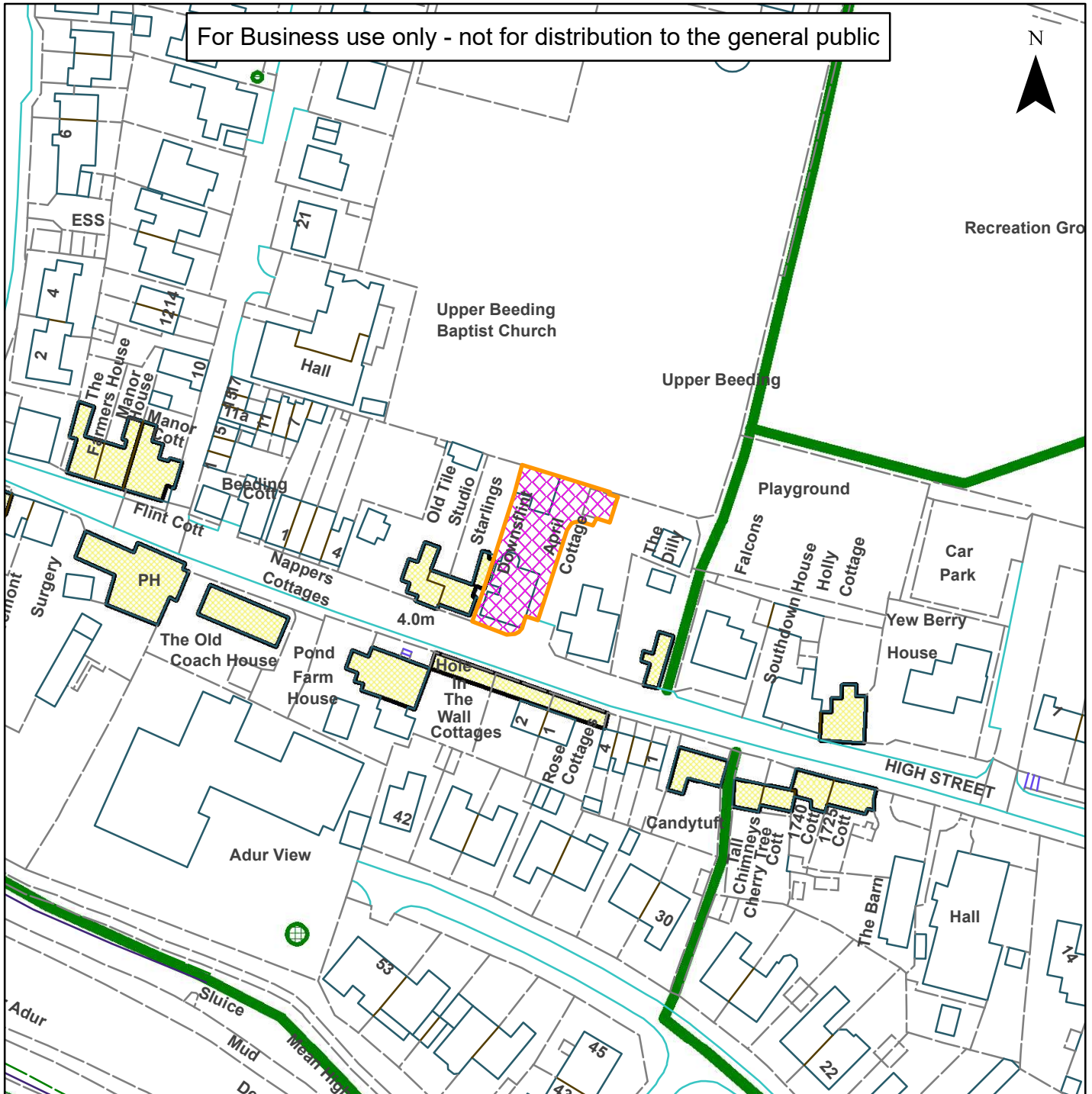
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved plans and 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).



Downsflint, High Street, Upper Beeding, West Sussex, BN44 3WN



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Organisation	Horsham District Council
Department	
Comments	
Date	07/07/2023
MSA Number	100023865

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