



TO: Planning Committee North

BY: Head of Development and Building Control

DATE: 2nd November 2021

DEVELOPMENT: Erection of a single storey side extension with associated internal modifications.

SITE: Lower Toat Barn Five Oaks Road Slinfold Horsham West Sussex RH13 0RL

WARD: Itchingfield, Slinfold and Warnham

APPLICATION: DC/21/0127

APPLICANT: **Name:** Mrs Laura Temple **Address:** Lower Toat Barn, Five Oaks Road Slinfold RH13 0RL

REASON FOR INCLUSION ON THE AGENDA: More than eight persons in different households have made written representations within the consultation period raising material planning considerations that are inconsistent with the recommendation of the Head of Development

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 The application is seeking planning permission for the erection of a single storey side extension to the west elevation to create a larger kitchen, dining and family living space.

DESCRIPTION OF THE SITE

- 1.2 The application site is a barn conversion approved under planning reference SF/3/03 and comprises a timber framed barn located on the northern side of Five Oaks Road. The building is set in open countryside, characterised by sporadic residential development. The application site is outside of any built-up area boundary and in a countryside location in planning policy terms.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

2.2 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 1 - Strategic Policy: Sustainable Development

Policy 28 - Replacement Dwellings and House Extensions in the Countryside

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

2.3 RELEVANT NEIGHBOURHOOD PLAN

Slinfold Neighbourhood Plan 2014-2031

Policy 5: Development Principles

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/06/2516	Erection of new stable block comprising 2 stables, tackroom and sandschool	Application Permitted on 14.12.2006
DC/09/1932	Replacement link single-storey extension	Application Permitted on 12.01.2010

3. OUTCOME OF CONSULTATIONS

3.1 **Natural England:** Objection

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.

3.2 **Slinfold Parish Council** raised an objection to the application for the following reasons:

- Serious concerns from residents re: visibility and access. This was conditioned in SF/3/03.
- The sight lines must be reviewed, and plans put in place and assurances given to address visibility issues.
- A condition about visibility seems to have been removed

3.2 PUBLIC CONSULTATIONS

10 representations have been received (from 8 individual addresses) objecting to the proposal for the following reasons: -

- The residential property is being used as a commercial business, with commercial vehicles accessing the site.
- Concerns that the extension would be used in association with the commercial use.
- Previously approved sight lines have not been implemented, with visibility poor.
- Raise concerns in respect of sewage arrangements.

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

4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

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 issues are the principle of the development in the location and the effect of the development on:

- The character of the dwelling and the visual amenities of the area
- The amenities of the occupiers of adjacent properties

6.2 Policy 28 of the HDPF states that outside the defined built-up areas, house extensions, replacement dwellings and ancillary accommodation will be permitted if the development can be accommodated appropriately within the curtilage of the existing dwelling. It also requires that extensions should not be disproportionate to the size of the existing dwellings whilst also being sympathetic and subservient to the scale and character of the existing dwelling.

6.3 Policy 32 of the HDPF relates to improving the quality of new development. It states that permission will be granted for developments which ensure the scale, massing, and appearance of the development is of a high standard of design which relates well to the host building and adjoining neighbouring properties. Policy 33 of the HDPF also seeks to ensure that development proposals make efficient use of land, cause no harm to amenity, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.

Design and Appearance

6.4 As part of the application process amended plans have been received which have replaced the previously proposed flat-roof and replaced it with a pitched roof with side gables and a central valley. It is considered that the resulting form is more appropriate to the host building and would retain its existing character and appearance. The proposed siting would not be particularly visible from a public vantage point and in views from adjoining properties and land. It is considered that the scale and form of the extension is sufficient to ensure the addition does not appear an unduly dominant addition to the site or surrounding area.

Impact on Neighbouring Amenity

- 6.5 In relation to impact on residential amenity, the proposed extension would be set an appropriate distance from the adjacent properties and would not result in a harmful impact in terms of loss of light, privacy, outlook or an increased sense of enclosure.

Water Neutrality

- 6.6 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.

6.7 Other considerations

It is noted concerns were raised from neighbouring properties with regards to possible commercial use of the site and breach of a condition to a previous planning permission in relation to visibility splays. This application does not propose any material change of use at the site with the issues raised investigated separately by the Council's Planning Compliance Team.

- 6.8 It is noted that the Parish Council has raised concerns with regards to access, visibility and site lines. This application does not propose any alterations to existing access arrangements or any intensification of use of the site therefore it is not necessary or reasonable to apply a condition relating to visibility splays.

Conclusion

- 6.9 The proposed extension would retain separation from the shared side boundary which together with the single-storey form is considered sufficient to ensure the proposal did not result in unacceptable harm to neighbouring amenity or its countryside location.

7.0 RECOMMENDATIONS

- 7.1 it is recommended that planning permission is granted subject to the appropriate conditions as detailed below:

1 Plans list

- 2 **Standard 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 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).