

<b>Report to</b>	Planning Committee (South)
<b>Date</b>	18.07.2023
<b>By</b>	Director of Planning
<b>Application Number</b>	SDNP/22/00287/HOUS
<b>Applicant</b>	Mr & Mrs Curtis
<b>Application</b>	Erection of a detached garage.
<b>Address</b>	St Marys Gate The Street Washington RH20 4AS
<b>Reason for Inclusion on Agenda</b>	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.

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

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### **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 16<sup>th</sup> 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

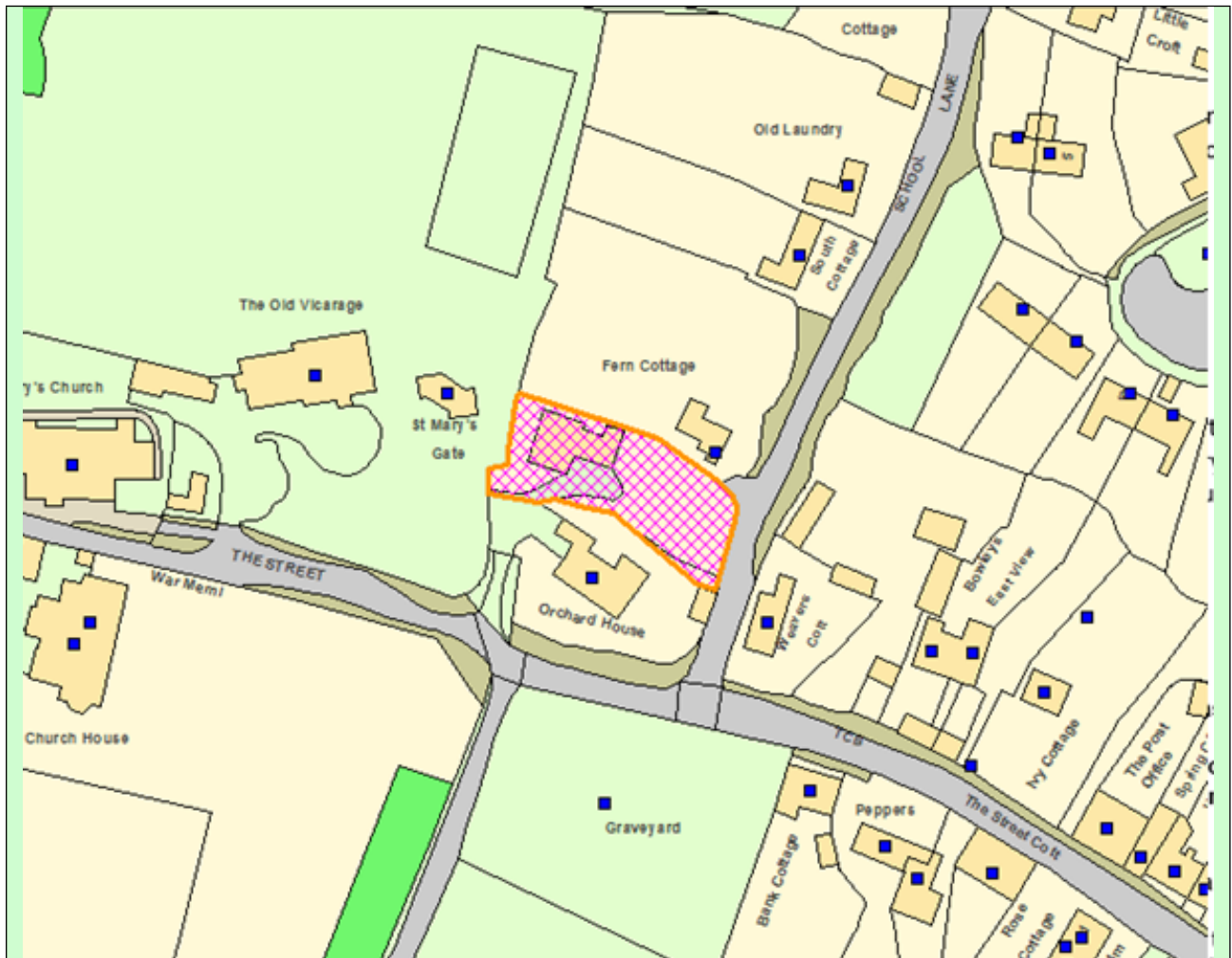
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**Appendices** Appendix 1 - Site Location Map  
Appendix 2 – Plans Referred to in Consideration of this Application

## Appendix I

### Site Location Map



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