Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0270
9 Smithbarn, Horsham, West Sussex, RH13 6DR

DESCRIPTION:

Demolition of existing conservatory and extension and the erection of a single storey rear extension.

RELEVANT PLANNING HISTORY

None relevant

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

Horsham Blueprint Business Neighbourhood Plan 2019-2036
Policy HB3: Character of Development
Policy HB4: Design of Development

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

Natural England: Standing Advice:-

It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

Parish Comments:

No objection

Representations:

One letter of representation received objecting to the application for the following reasons:

- Size of the extension is out of keeping with similar neighbouring extensions
- Loss of light to patio and dining room of 11 Smithbarn
- Design of the white rendering is not in keeping with current look of house
- Impact on existing storm drain

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Character and Appearance

Policies 32 and 33 of the HDPF seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

Policy HB3: Character of Development of the Horsham Blueprint Business Neighbourhood Plan states that – "Development is expected to preserve and enhance the Character Area in which it is located. The design of new development should take account of the local context and reflect the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area. Innovation in design will be supported, however, where this demonstrably enhances the quality of the built form in a character area."

Policy HB4: Design of Development of the Horsham Blueprint Business Neighbourhood Plan states that – "Development is expected to demonstrate a high quality of design, which responds and integrates well with its surroundings."

The application seeks planning permission for the demolition of existing conservatory and extension and the erection of a single storey rear extension. The proposal would be a clearly subservient addition and while introducing a new flat-roofed form to the rear of the building this would not be a relatively innocuous feature. The flat roof, although not reflective of the existing building, would not be particularly visible from the public realm and would not appear intrusive or unduly dominant in views from surrounding properties and land.

It is noted that an objection has been received with regard to the proposed white render to the property. It is recognised that white render is a finish within the street scene, with example of white painted brick in the street. Given the variety of materials and finishes with the street, it is not considered that the proposal would result in harm to the visual amenities of the street scene.

The proposal would be a clearly subservient addition, and given the mixture of building forms and designs making up the dwellings within the vicinity, the proposed works are considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling, and which would not harm the character or appearance of the wider area. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Impact on Neighbouring Amenity

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

It is noted that an objection has been received on the grounds of loss of light to the neighbouring property of 11 Smithbarn. Having undertaken a site visit, it is noted that the rear elevation of the neighbouring property is built in line with the main elevation of the host dwelling. This later addition comprises a kitchen/diner, where the proposed extension would extend approximately 5.3m further than the neighbouring property. The proposed extension would be sited approximately 1.5m from the shared boundary. A revised plan has been submitted to demonstrate that the proposed extension would not breach the 60-degree angle from the centre point of the neighbouring habitable window as recommended within the Council's Guidance on Planning Permission for Home Extensions. While recognised that the proposal would incorporate a flat roof extending above the eaves of the host dwelling, it is considered that the siting and scale of the proposed development, which would not breach the recommended 60-degree angle, would not result in significant overbearing impact or loss of light to justify a reason for refusal.

On the balance of these considerations, it is considered that the siting and layout of the proposed extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Water Neutrality

There is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive occupation of the dwelling necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Conclusion

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

Recommendation: Application Permitted

Conditions:

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

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

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

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/24/0270
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Block plan	Block Plan	PL/610/04	19.02.2024
Location plan	Location Plan	PL/610/05	19.02.2024
Floor plan	Floor Plans	PL/610/03A	16.04.2024
Elevation plan	Existing Elevations	PL/610/01	19.02.2024
Elevation plan	Proposed Elevations	PL/610/02	19.02.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 17.04.2024

Authorising Officer sign/initial Tamara Dale Date: 17.04.2024