Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1320
Halnaker, 4 Standing Close, Southwater, West Sussex, RH13 9AR

DESCRIPTION:

Demolition of existing single storey rear extension and 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 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

Southwater Neighbourhood Development Plan (2019-2031):
SNP16 - Design

Southwater Parish Design Statement 2011

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

Natural England: Standing Advice:-

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

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

Parish Comments:

No Objection. Should be noted that the proposed flat roof is contrary to the Parish Design Statement and Policy SNP16 Design, but a flat roof is already in situ.

Representations:

1 neither supporting or objecting.

HDC Arboricultural Officer:

Requested more information about the foundations, detailed plans have been sent by the agent showing this.

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

The application has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties, available images and photographs supplied by the agent. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

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

Southwater Neighbourhood Development Plan policy 16 Design states that:
"*All development must be of high-quality design. In Southwater this means:*
a. Facing buildings with locally sourced materials, or materials equivalent to those that would historically have been sourced locally wherever possible."

Halnaker, 4 Standing Close is a detached property in the built-up boundary area of Southwater. Planning permission is sought for the demolition of existing single storey rear extension and erection of a single storey rear extension. The replacement single storey rear extension would provide a slightly larger living space to the rear elevation.

The proposed development would comprise a flat roof with parapet. Whilst the proposal would contrast the pitched roof of the main dwelling, and would be contrary to the recommendations within the Parish Design Statement, it is recognised that the proposal would be sited to the rear and would not be visible from the wider street scene. It is not considered that the proposed flat roof would result in such harm to justify a reason for refusal, particularly given that the existing property benefits from a flat roof.

The materials are to match the existing property brick work to the remaining house, with raised brick parapets capped with coping stones. The roof is to match that of the existing warm deck flat roof with GRP/ finish with single ply membrane finish in grey. The proposal would be in keeping with the surrounding development on Standing Close. The neighbouring properties are of similar size and development. The footprint of the extension is not much larger than the one existing.

It is considered that the design, form, and scale of the extensions would be sympathetic to the host building, with the resulting appearance in keeping with the character of surrounding development. The proposed development is considered a coherent and sympathetic addition, which would reflect the form and detailing when viewed against the existing driveway. The proposed works would not cause detrimental impact to the amenity of the area.

Impact on Trees

HDC Arboricultural Officer raised concerns regarding the foundations of the extension following a site visit. Plans have been submitted by the agent detailing the foundations. The Arboricultural Officer verbally confirmed that the method of foundation is acceptable and no tree concerns are raised.

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.

Efforts to keep the substantial screening provided by the trees have been detailed within the Arboricultral Survey. Therefore, the increase in size of the proposed rear extension will cause minimal impact to neighbouring amenity.

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 186 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Other Matters

It is noted that Arboricultural Survey outlines that the proposal is needed due to subsidence damage cause by the trees to the rear of the property. Works include surgery to the Oak trees on third party land, owned by Bovis Homes, and Field Maples which are within the applicant’s boundary.

1 neighbour letter received which neither supports nor objects to the application concerning the proposed works to the trees and ownership matters in order to facilitate the works.

The above neighbour comment brings no concern to the proposal. The concern regarding the trees has been actioned. The agent has been contacted regarding this, who has been in contact with Bovis Homes throughout, but are yet to receive a response. This, however, is not of planning concern and would not affect the outcome of the decision.

The overall height of the extension has been reduced by 0.5meters in order to reduce any overshadowing that may be caused to its neighbour.

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 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).

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/24/1320

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Floor plan	Existing and Proposed	NAR80-02	12.09.2024
Elevation plan	Existing and Proposed	NAR80-01	02.12.2024
Location plan	Existing and Proposed	NAR80-03	26.09.2024
Supporting Docs	Arboricultural Survey	17787/CHC	30.08.2024
Details Plan	Foundations of extension		20.11.2024

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 02/12/2024

Authorising Officer sign/initial RHERMITAGE Date: 04.12.2024