Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0413
4 Lamorna Close, Washington, West Sussex, RH20 3GN

DESCRIPTION:
Erection of a two storey side extension.

RELEVANT PLANNING HISTORY:

DC/21/0893	Erection of a two storey side extension.	Application Permitted on 08.07.2021

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (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

Neighbourhood Plan:
The Neighbourhood Plan Area for Storrington, Sullington and Washington was designated following a consultation from 9 September 2013 to 21 October 2013. Storrington, Sullington and Washington Neighbourhood Plan has been made. Of relevance to this application is Policy 14, Design.

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:
None received

Representations:
None received

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 site is situated at the northern end of Lamorna Close and no.4 is a semi-detached two-storey 3-bedroom dwelling composed of brickwork facing to the ground floor and horizontal cladding to the first floor, plain concrete tiles to the roof and timber framed windows and doors. Forward of the front elevation of the dwelling is located a detached garage with hardstanding parking space also in front of garage. Along the northeastern side boundary and to the rear are mature trees separating the site from open land to the north and northeast.

Planning permission was previously granted in July 2021 under ref. DC/21/0893, for erection of a two-storey side extension. This application is to re-new the previous approval that is due to expire in July 2024.

The proposed two-storey side extension is to the northeast elevation of width 4m and set back from the front elevation by 0.7m. The side extension to be flush with the rear elevation. The eaves height to match the existing and the roof form to match the pitch of the main part of the house but to a subservient height set 0.45m below the main roof ridge. Materials to be brickwork facing and horizontal cladding to match existing, roof tiles to match and timber framed fenestration to match existing.

The proposed side extension would provide a utility room and study/play room at ground floor level and two bedrooms and bathroom on the first floor. An additional opening to the first floor at the front and rear to serve bedrooms and a side window to serve a bathroom. On the ground floor an additional window to the front, side and a side door and double glazed doors to the rear.

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.

The proposed two-storey side extension would have a set-back front building line and a lowered ridge which would create a subservient form and relationship with the host building. This approach is considered sufficient to ensure the original form of the semi-detached pair remains readable and that no harmful loss of symmetry within the pair results from the proposal. This approach coupled with the location of the site at the head of the cul-de-sac would ensure the development did not appear unduly dominant or intrusive in views along Lamorna Close, the prevailing character and appearance of which would be preserved. The visual impact of the proposal is therefore considered acceptable.

The proposal would not, as a matter of course, result in the loss of vegetation (which are outside the boundaries of the application site) with the resulting side building line comparable to that which exists in respect of no. 5 and the detached garages. As part of the original development of Lamorna Close no conditions relating to tree protection were deemed necessary and given the condition of the trees, which are not subject to any formal protection, none are considered necessary as part of this application. The development would not be of a scale or siting which would inevitably result in harm and the ensuing tree impacts are therefore considered acceptable.

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.

The siting, form and scale of the extension coupled with intervening boundary treatment and garage building is considered sufficient to prevent any unacceptable impact on neighbouring amenity. No new openings would create any views of neighbouring properties and land which would be unusual or unexpected in an established residential location such as this, as such no harmful loss of privacy would result from the proposal. It is noted that no representations were received during the consultation process.

Policy 41 of the HDPF stipulates that development must provide adequate parking and facilities to meet the needs of anticipated users. No parking space is lost through the proposal and there are no proposed alterations to the existing access arrangements. There is no evidence to suggest that the existing accesses are operating unsafely or that the proposal would exacerbate any existing safety concern. This proposal is not anticipated to result in a material intensification of use or create a significant demand for additional parking provision. It is considered that there remains sufficient parking space in relation to the dwelling and there would not result an adverse impact on highway safety or the wider highway network.

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 and finishes of all new external walls, windows and roofs of the development hereby permitted shall strictly accord with the submitted plans and application form.

Reason: 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/24/0413
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Planning	NONE	15.03.2024
Location plan		1288/01 REV A	15.03.2024
Block plan		1288/02 REV A	15.03.2024
Elevation & Floor plan	Existing	1288/03	15.03.2024
Floor plan	Proposed	1288/04 REV A	15.03.2024
Elevation plan	Proposed	1288/05 REV A	15.03.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 03.05.2024

Authorising Officer sign/initial RHERMITAGE Date: 10.05.2024