Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0252
5 Rushy Field, Faygate, West Sussex, RH12 0AS

DESCRIPTION:

Conversion of loft with pitched roof dormer to the rear roof slope with rooflights to front and rear roof slopes

RELEVANT PLANNING HISTORY

None relevant

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
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

Colgate Neighbourhood Plan:
Colgate has not been designated as a Neighbourhood Plan area.

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:

Concerns that this is potentially a 5-bed dwelling and water neutrality statement may be required. The dormer is out of keeping with the rest of the street scene and changes the front view of the property.

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

This application is for the conversion of loft with pitched roof dormer to the rear roof slope with rooflights to front and rear roof slopes at 5 Rushy Field, Faygate, West Sussex, RH12 0AS. 5 Rushy Field is a modern dwelling that is part of the Kilnwood Vale development. Neighbouring dwellings of Rushy Field are finished in white render with brickwork detailing, similar to that of 5 Rushy Field. Houses and dwellings within Kilnwood Vale are of a uniform and consistent character with little development being observable.

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

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.

As part of the application process amendments were received, which replaced the previously proposed front dormer with a rear dormer, together with associated to rooflight positions in conjunction with this. The resulting proposed development is for conversion of loft with pitched roof dormer to the rear roof slope with rooflights to front and rear roof slopes. The revised drawings depict a pitched roof dormer of dimensions 3.2m width, 3m in height and depth 1.8m on the rear elevation, with 2 larger roof lights either side. The dormer is set down from the main roofline of the dwelling by 0.3m and set back from the eaves. To the front, 2 larger roof lights sit either side of a smaller roof light. These are equidistant apart and sit down from the ridgeline by 1.2m

The (amended) design is considered to better complement the existing character and visual amenity of the locality, with the front roof slope minimally altered and the proposed dormer positioned to the rear. The dormer is considered to neatly sit in this context and would not be a dominating presence in views from surrounding land and properties. Though the first of its kind on Rushy Field, it is considered to be respectful and mimic the design of the existing side dormer on the dwelling and would not represent overdevelopment.

The proposal would be a subservient addition and is 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.

In a residential area such as this, the outlook from the dormer would not be considered to create any additional harm that would be considered detrimental to neighbouring amenity. The proposal also faces a blank elevation of 3 Rushy Field and it is noted that no objections have been received.

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, in accordance with the above policy.

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 match in type, colour and texture those of the existing roof of the building.

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/24/0252
(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
Floor plan	Existing Ground Floor Plan	001	14.02.2024
Floor plan	Existing First Floor Plan	002	14.02.2024
Floor plan	Proposed First Floor Plan	003 Rev B	25.03.2024
Floor plan	Proposed Second Floor Plan	004 Rev B	25.03.2024
Elevation plan	Existing Elevations	005	14.02.2024
Elevation plan	Proposed Elevations	006 Rev B	25.03.2024
Block plan	Existing Block Plan	007	14.02.2024
Location plan	Location Plan	008	14.02.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 29/04/2024

Authorising Officer sign/initial Guy Everest Date: 01.05.2024