Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0250
18 Heath Way, Horsham, West Sussex, RH12 5XN

DESCRIPTION:

Demolition of garage. Erection of a single storey side extension with front porch and roof reconfiguration. Conversion of rear conservatory.

RELEVANT PLANNING HISTORY:

HR/251/72	Front porch. (From old Planning History)	Application Permitted on 17.08.1972.

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
Policy 40- Sustainable Transport
Policy 41- Parking

Neighbourhood Plan:
North Horsham Neighbourhood Plan area was designated, then the area voluntarily withdrew the designation.

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:

1 representation received:

- Concern relates to building regs, as the flat roof of the converted conservatory will be higher and appears to attach to the main building above the existing guttering, provision of drainage needed to be considered.

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.

18 Heath Way is a semi-detached dwelling in Horsham, planning permission is sought to demolish the existing garage, and erect a single storey side extension with front porch and roof reconfiguration. As well as conversion of the rear conservatory. It is noted that the dwelling next door (16 Heath Way) has been extended in a similar way to the proposed, with a side extension and front porch. Therefore, the precedence has been set for development of this type.

The side extension would extend 2.2m from the side elevation and would be 3.8m in height, sitting just underneath the hall window. Two rooflights are proposed on the roofslope. The roof would be reconfigured on the front porch, with a gable frontage, to match that of 16 Heath Way. To the rear, the existing conservatory would be converted, with brick infill and windows and a roof lantern proposed on the flat roof. The proposed alterations and extensions would be subservient additions to the dwelling.

The materials would match those on the existing dwellinghouse, with felt proposed on the flat roof. The proposal would be a subservient addition, considered of a design, form and scale which is appropriate to the character and appearance of the existing dwelling, and which is not considered to 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.

The new windows would be located a sufficient distance from neighbouring amenity. The siting and scale of the extension, as well as the nature of the property would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Impact on Parking Provision

Policy 41 of the HDPF states that adequate parking and facilities must be provided within developments to meet the needs of anticipated users.

The proposal results in the loss of a garage and removal of some driveway parking. WSCC Parking Standards guidance has a minimum of 2.7 parking spaces for a dwelling with 4+ bedrooms. There would remain 1, potentially 2 parking spaces on the driveway for the parking of vehicles. It is noted that parking can occur on-street without restrictions and there is a lay-by nearby that can be utilised for parking if needed. While the shortfall of parking is acknowledged, it is considered that the remaining parking spaces on the driveway would be sufficient, and any additional vehicles can be accommodated on-street if necessary without causing amenity harm.

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/24/0250
(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
Elevation plan	Existing	(03)-001 REV A	14.02.2024
Floor plan	Proposed roof and 3D	(07)-001 REV C	14.02.2024
Elevation plan	Proposed	(08)-001 REV C	14.02.2024
Location & Block plan		(01)-001 REV C	14.02.2024
Floor plan	Existing roof and 3D	(02)-001 REV A	14.02.2024
Application Form		NONE	14.02.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 10.04.2024

Authorising Officer sign/initial Tamara Dale Date: 10.04.2024