Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0274
88 Farhalls Crescent, Horsham, West Sussex, RH12 4BY

DESCRIPTION:
Demolition of existing garage. Erection of a single storey side and rear extension.

RELEVANT PLANNING HISTORY:

DC/21/2157	Demolition of existing garage and erection of a two-storey side and rear extension.	10.11.2021

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

Neighbourhood Plan:
North Horsham has not been designated 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:
North Horsham Parish Council raised no objection, however, NHPC would prefer it to be built with a slanted roof and not a flat roof.

Representations:
Two representations (from 1 address) were received in support of the proposal.

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.

Background

A preceding application on the site for 'demolition of existing garage and erection of a two-storey side and rear extension' was refused under ref: DC/21/2157 for the following reason: -

> The proposal, by reason of its siting, scale and design would represent an overpowering and incongruous addition, creating a cramped, unduly dominant and visually intrusive appearance which would be detrimental to the character and appearance of the site and wider surrounding area. The proposal would therefore be detrimental to the visual amenities of the locality and contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework (2021).

This current application entails a reduced scheme for a single-storey flat roofed side and rear extension.

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.

The proposed extension would be single-storey and clearly subservient to the host building. While the extension would feature a sizeable flat roof form, this has the effect of reducing the massing which would otherwise arise from a pitched roof, with other examples of flat roof outbuildings / projections visible in the immediate surrounding area. On this basis there is no objection to the proposed roof form in this instance. The proposal is therefore considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling. The proposed development 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.

The most projection beyond the rear of the northern neighbour and the additional height in relation to the existing boundary treatment is considered such that no unacceptable harm to amenity would arise for occupants of the adjoining property at no. 86. To the south the single-storey form and presence of adjoining structures would similarly create an acceptable relationship between buildings and land with no unacceptable impacts on 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 and finishes of all new external walls of the development hereby permitted shall match in type, colour and texture those of the existing 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/24/0274
(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 roof and 3D	(02)-001 REV C	19.02.2024
Location & Site plan		(01)-001 REV D	19.02.2024
Elevation plan		(03)-001 REV C	19.02.2024
Elevation plan		(08)-001 REV E	19.02.2024

Floor plan	Proposed roof and 3D	(07)-001 REV E	19.02.2024

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 08.04.2024

Authorising Officer sign/initial Guy Everest Date: 10.04.2024