Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0150
7 Kilnwood Close, Faygate, West Sussex, RH12 0AN

DESCRIPTION:

Conversion of loft to form habitable space.

RELEVANT PLANNING HISTORY

DC/10/1612	Outline approval for the development of approximately 2500 dwellings, new access from A264 and a secondary access from A264, neighbourhood centre, comprising retail, community building with library facility, public house, primary care centre and care home, main pumping station, land for primary school and nursery, land for employment uses, new rail station, energy centre and associated amenity space. Full planning permission for engineering operations associated with landfill remediation and associated infrastructure including pumping station. Full permission for the development of Phase 1 of 291 dwellings, internal roads, garages, driveways, 756 parking spaces, pathways, sub-station, flood attenuation ponds and associated amenity space. Full permission for the construction of a 3 to 6 metre high (above ground level) noise attenuation landform for approximately 700 metres, associated landscaping, pedestrian/cycleway and service provision (land known as Kilnwood Vale)	Application Permitted on 17.10.2011
DC/13/1900	Non-material amendments to Part C of DC/10/1612 consisting of minor internal and external changes to Plots 76 - 97	Application Permitted on 30.10.2013
DC/14/2727	Non Material Amendment to DC/10/1612 (Outline approval for the development of approximately 2500 dwellings and associated works, full planning permission for engineering operations, full planning permission for the development of Phase 1 of 291 dwellings and associated works and full planning permission for the construction of a 3 to 6 metre high noise attenuation landform) for alterations to the refuse and cycle stores within Flat Block F2 Plots 180-186 to create a larger two bed maisonette flat (Plot 186), and repositioned communal refuse and cycle storage areas; and fenestration alterations.	Application Permitted on 05.03.2015
DC/15/0340	Non material amendment to previously approved DC/10/1612 (Outline approval for the development of approximately 2500 dwellings, new accesses, neighbourhood centre, main pumping station, land for primary school and nursery, land for employment uses, new rail station, energy centre and associated amenity space & full planning permission for engineering operations associated with landfill remediation, the development of Phase 1 of 291 dwellings and the construction of a 3 to 6 metre high noise attenuation landform) to enable various elevation and fenestration alterations, internal arrangement changes, revised bin/cycle stores and repositioning of plots 254 and 257.	Application Permitted on 26.06.2015

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

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

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:

Colgate Parish Council commented no objection but raised concerns:

- The windows effect the street scene.
- Additional bathroom and water neutrality.

Representations:

1 Letter of Representation was received that supported the application.

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 to form habitable space at 7 Kilnwood Close, Faygate, West Sussex. 7 Kilnwood Close is a terrace property built in a modern, contemporary styled. The property is part of the Kilnwood Vale estate. Properties are of a uniform character though there is variation to design. The property is subject of condition 68 under planning reference DC/10/1612 which has removed permitted development rights for extensions or alterations to the property.

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

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 development is for conversion of loft to form habitable space at 7 Kilnwood Close, Faygate. 4 skylights are proposed with 2 on both front and rear elevation. The positioning, though not symmetrical due to the roof profile, is considered to be appropriate.

The proposal 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.

It is considered that the siting and layout of the proposal 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 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Other Matters

The Council recognise the concerns of the Parish. It is not considered that this proposal would hamper the flow and the overarching design of the street. Additionally, the proposal would not result in a greater occupation of the dwelling and there are no water neutrality concerns.

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 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/24/0150
(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	Proposed Joist Loft Room Plan	S13186	21.02.2024
Location plan	OS Plan Black / White	NONE	11.03.2024
Floor plan	Existing Grd/First Floor Plan	S13186/1	21.02.2024
Section plan	Sections	S13186/3	21.02.2024
Elevation plan	Proposed Elevations	S13186/4	21.02.2024
Block plan	OS Plan Black / White	NONE	14.03.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 07/05/2024

Authorising Officer sign/initial TDale Date: 08/05/2024