[redacted]

From: Jacques.Burrowes
Sent: 30 October 2023 09:12
To: Planning
Subject: FW: DC/23/1640 - Letter of support

Categories: Comments Received

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[redacted]

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Email: Jacques.Burrowes@horsham.gov.uk

Horsham District Council, Parkside, Chart Way, Horsham, West Sussex RH12 1RL
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

From: [redacted]
Sent: 27 October 2023 14:08
To: Jacques.Burrowes <Jacques.Burrowes@horsham.gov.uk>
Subject: DC/23/1640 - Letter of support

Dear Mr Burrowes.

I am writing in support of the pending Householder application (DC/23/1640) for the erection of a side and rear extension at 4 Ellis Road.

Section 38(6) of the Town and Country Planning Act (2004) confirms that: “If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

The development plan for Horsham District Council includes the Horsham District Planning Framework (2015).

The two most relevant policies within the ‘HDPF’ to this development proposal are arguably policies 32 and 33.

Policy 32 (‘The Quality of New Development’)

Policy 32 expects development to optimise the potential of the site to accommodate development.

This proposal seeks to optimise the potential of the site by increasing the amount of living space at ground floor level only, and make a more efficient use of the generous plot size.

Policy 33 (‘Development Principles’)

Policy 33 requires new development to make efficient use of land; ensure that the scale, massing and appearance of the development is of a high quality; whilst avoiding unacceptable harm to the amenity of occupiers of nearby property.

It is considered this proposal complies with these requirements as the sympathetic design of the ground floor extension makes an efficient use of the plot, is of a high quality design and would avoid unacceptable harm to nearby occupiers.

With regard to the amenity of the occupier at 6 Ellis Road, it is considered a ground floor extension which 1) projects only 3 metres off the rear of the existing dwelling, and 2) the visibility of which would be limited above the partition fence would not constitute unacceptable harm.

As such, on balance, it is considered the proposal would comply with the objectives of both policies 32 and 33 of the HDPF.

Kind regards

[redacted]