DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0843
The Haven House , Sedgwick Lane, Horsham, West Sussex, RH13 6QE

DESCRIPTION:

Simplified geometry for the dormer roofs; relocation of a window to the north elevation; construction of Juliette balconies at the first floor level (Retrospective) and addition of bifold door to existing garage opening

RELEVANT PLANNING HISTORY:

DC/23/1591	Erection of a front porch, installation of side dormers including removal of chimney and erection of a two storey rear extension.	Application Permitted on 10.11.2023
DC/24/0680	Non Material Amendment to previously approved application DC/23/1591 (Erection of a front porch, installation of side dormers including removal of chimney and erection of a two storey rear extension) Removal of window to ground floor bathroom. Simplified front porch and geometry for the dormer roofs, installation of larger door and window at ground floor level, installation of Juliette balconies at the first floor level. White render applied to the entire house.	Withdrawn Application on 11.06.2024
DC/24/0681	Application to add a white uPVC bi-fold door to the garage opening, insulate it internally and apply white render to its exterior (Lawful Development Certificate - Proposed)	Withdrawn Application on 11.06.2024

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

Nuthurst Parish Neighbourhood Plan (NPNP) 2015 – 2031:
Policy 10 – Housing Design

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:

None received

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 Simplified geometry for the dormer roofs; relocation of a window to the north elevation; construction of Juliette balconies at the first floor level (Retrospective) and addition of bifold door to existing garage opening at The Haven House, Sedgwick Lane, Horsham, West Sussex. The application site comprises a detached chalet bungalow situated within a medium sized rectangular plot with a front drive and detached garage building to the rear.

The site has previous planning history which is related to this current application. Initially, DC/23/1591 (Erection of a front porch, installation of side dormers including removal of chimney and erection of a two storey rear extension) was submitted and approved in November 2023.

A non-material amendment application was submitted for DC/23/1591 under DC/24/0680 (Non Material Amendment to previously approved application DC/23/1591: Removal of window to ground floor bathroom. Simplified front porch and geometry for the dormer roofs, installation of larger door and window at ground floor level, installation of Juliette balconies at the first floor level. White render applied to the entire house), was submitted and withdrawn after the works were not considered to be non-material. This application follows on from this submission for its approval.

In addition to this a certificate of lawful development was submitted under DC/24/0681 (Application to add a white uPVC bi-fold door to the garage opening, insulate it internally and apply white render to its exterior (Lawful Development Certificate – Proposed). This was withdrawn after it was confirmed it did not fall under permitted development. Part of this application includes the work for this.

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.

Policy 10 of the NPNP states that "The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings. In the High Weald Area of Outstanding Natural Beauty, proposals must avoid any significant detrimental effect on its landscape and natural beauty. Development should make use of high quality materials and finishes.

The proposed development is for Simplified geometry for the dormer roofs; relocation of a window to the north elevation; construction of Juliette balconies at the first floor level (Retrospective) and addition of bifold door to existing garage opening at The Haven House, Sedgwick Lane, Horsham. The application sees the roof design of the dormers simplified to be covered by a single pitched roof instead of pitched roofs for each of the dormers. The large windows on the first floor to the rear of the house have been changed for Juliette balconies on both sides. Externally, the faces of the dormers have been changed for hanging tile from timber cladding as well as using white render for the first floor elevations. To the north elevation, a window is relocated and positioned closer to the existing door. These changes are considered to be material changes rather than changes that alter the proportions of the dwelling. These material choices and stylistic changes are considered satisfactory and do not alter the scale or massing of the development and are considered acceptable revisions.

The existing garage to the rear is to have an added bifold door to the original garage opening, insulated and rendered in white to match the new proposals finish on the existing dwelling. This will turn the garage into a garden outbuilding.

The changes are considered to be of an acceptable design which would not harm the existing dwelling nor drastically alter the appearance of the originally approved scheme. The proposal would be a clearly 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.

As with DC/23/1591 and the dormer windows to the north elevation which each serve a bathroom, a condition is imposed to obscure the glass in order to protect the neighbouring amenity and privacy of the inhabitants of the dwelling.

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.

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 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the bathroom windows at first floor on the North elevation as annotated and shown on plan reference (08)-001 Rev L have been fitted with obscured glazing. No part of those windows that are less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

Reason: To protect the privacy of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

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/24/0843
(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
Location & Block plan	Location and Site Plans	(01)-001 rev C	03.06.2024
Floor plan	Proposed Plans	(07)-001 Rev P	03.06.2024
Elevation plan	Proposed Elevations	(08)-001 rev L	03.06.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 29/07/2024

Authorising Officer sign/initial TDale Date: 29/07/2024