DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0769
3 Buckhurst Cottages, Church Street, Rudgwick, Horsham, West Sussex, RH12 3EZ

SITE LOCATION & DESCRIPTION:
Erection of a two storey side extension and installation of new roof to rear

RELEVANT PLANNING HISTORY
None relevant

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

Rudgwick Neighbourhood Development Plan
RNP6 Materials
RNP7 Architectural Style
RNP8 Development Height
RNP9 Street Scene

Rudgwick Parish Design Statement

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:
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
The main considerations for this application relate to the design and appearance of the extension and roof and its impact on neighbouring amenity. 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

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.

Policy 6 of the RNDP lays out the design guidance for development within Rudgwick Parish. Development should be satisfactory of Policy 6 and its included subsections of RNP6 Materials; RNP7 Architectural Style; RNP8 Development Height; RNP9 Street Scene. Development should be of high quality, using materials and architectural cues that are seen within the area. Development height should be in scale to its locale and reflective of the wider street scene to ensure the rural character of the parish is retained.

The proposed side extension would reflect the front and rear building lines and hipped roof form of the host building. This approach would not create a subservient extension in the manner of the two-storey side extension to the adjoining property within the pair and would therefore result in some loss of symmetry. In this instance it is though noted that similar loss of symmetry has occurred to similar pairs along Buckhurst Cottages, with varying form and design to two-storey side extensions across each pair throughout this section of the street. The proposed extension would be seen in this context and would follow the approach taken at no. 2 to the north. The extension would be set away from the shared side boundary with sufficient space retained around the building to ensure it does not create a cramped appearance and to prevent any harmful loss of openness.

The pitched roof to the existing single-storey rear extension represents a modest alteration which would not adversely impact on the character or appearance of the building or wider surrounding area.

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, 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.

The flank elevation of the northern neighbour does not contain any window openings, with the front and rear building lines of the proposed extension reflecting the neighbouring dwelling. This siting and the resulting relationship with the northern neighbour is considered sufficient to prevent any unacceptable harm to amenity for occupants of this property.

The front and rear window openings would not create any views of adjoining properties and land which would be unusual or unexpected in location such as this, and no unacceptable loss of privacy would arise from the proposal.

The amenity impacts of the proposal are therefore considered acceptable and in accordance with the above policy.

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, windows and roofs 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/24/0769
(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

Roof plan	As existing and proposed	040524 6	14.05.2024
Location plan		NONE	21.05.2024
Block plan	As existing and proposed	040524 5	14.05.2024
Elevation plan	Front and Rear, as existing and proposed	040524 1	14.05.2024
Floor plan	Ground, as existing and proposed	040524 2	14.05.2024
Floor plan	First, as existing and proposed	040524 3	14.05.2024
Elevation plan	Side, as existing and proposed	040524 4	14.05.2024

DELEGATED

Case Officer sign/initial Alice Johnson Date: 26/07/2024

Authorising Officer sign/initial Guy Everest Date: 29.07.2024