Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0328
15 The Ridings, Bramber, West Sussex, BN44 3PX

DESCRIPTION:
Erection of a first floor front extension to enclose existing balcony.

RELEVANT PLANNING HISTORY:

DC/21/0675	Surgery to 1 x Sycamore and 1 x Beech	Application 18.08.2021	Permitted on
DC/19/0665	Erection of a single storey side/rear extension.	Application 30.05.2019	Permitted on
DC/16/1527	Decking built in to sloped garden for playhouse and children's play and climbing equipment	Application 21.10.2016	Permitted on
DC/15/1051	Surgery to 1x Sycamore	Application 06.07.2015	Permitted on
DC/04/0313	Fell 1 Sycamore tree and 1 Evergreen tree, and surgery to 1 Sycamore tree	Application 05.05.2004	Permitted on

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

Bramber Parish Council Bramber Neighbourhood Plan (BPCBNP) 2018 – 2031:
Policy B2 - Character of Development
Policy B3 – Design of Developmen

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

Horsham District Council; Strategic Planning – Arboriculture Specialist:

Horsham District Council's Arboriculture Officer commented no arboriculture concerns.

South Downs National Park Authority:
South Downs National Park Authority offered no comment.

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:
Bramber Parish Council support the application.

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 Erection of a first floor front extension to enclose existing balcony at 15 The Ridings, Bramber, West Sussex. 15 The Ridings is a detached, two story dwelling that sits up from The Ridings due to the topography of the street. Dwellings on The Ridings are of a uniform design with flat roof garages and hanging tiles on first floor elevations. There has been moderate development to dwellings on The Ridings.

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 B2 of BPCBNP states that design for new development should demonstrate how it has taken account of the local context and has reflected the character and vernacular of the area, using architectural variety in form and materials that is respectful to the wider area. Innovation in design will be supported where this demonstrably enhances the quality of the built form in a character area.

Policy B3 of the BPCBNP advocates for design that incorporate a high quality of design, which responds and integrates well with its surroundings, meets the needs of the population of the neighbourhood area and minimises the impact on the natural environment.

The proposed development is for the erection of a first floor front extension to enclose existing balcony at 15 The Ridings. The first floor extension looks to replace the existing balcony on the flat portion of front elevation. This is done by creating a gable end extension with pitched roof, echoing the design of the front righthand side of the dwelling. This is 4.5m in width with the remaining width of the balcony occupied by a flat roofed extension that adjoins the lefthand side gable end pitched roof. Though the design is not subservient, it is not of a design that is considered at odds with the prevailing character of the area as a somewhat similar extension was approved opposite to the dwellinghouse. It is judged to be a complimentary extension to the dwellinghouse which would not be of harm to the wider area.

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.

Though the build scale at the front of the house does change notably, it is not envisaged that there would be any detrimental harm to the neighbouring property or to the wider area due to the enlargement at the front of the dwelling. No windows are proposed on the side elevation.

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 **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/24/0328

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	27.02.2024
Block plan		NONE	27.02.2024
Elevation & Floor plan	Roof, as existing	2330-3	27.02.2024
Floor plan	Section, as proposed	2330-1	27.02.2024
Elevation plan	Roof, as proposed	2330-2	27.02.2024
Supporting Statement	Cover Letter and Design	NONE	27.02.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 16/04/2024

Authorising Officer sign/initial RHERMITAGE Date: 23.04.2024