DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0807
27 Longhurst Drive, Billingshurst, West Sussex, RH14 9XP

DESCRIPTION:

Loft conversion with front and rear rooflights and dormer windows.

RELEVANT PLANNING HISTORY:

DC/15/0896	Residential development of 87 dwellings, including 30 affordable units, together with associated open space, landscaping and the creation of a new vehicular access from Marringdean Road	Application Permitted on 09.09.2016

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 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

The Billingshurst Parish Neighbourhood Plan 2019-2031:
Policy BILL 2- Housing Design and Character

Billingshurst Parish Design Statement

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:

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 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

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 BILL 2 of the BPNP outlines the guidance for housing developments within the Billingshurst Parish Neighbourhood Planning area to incorporate appropriate design and character.

The proposed development is for the conversion of loft with three rooflight installations; two flat roof dormers with windows to the rear; as well as a gabled pitched roof dormer to the front at 27 Longhurst Drive, Billingshurst, RH14 9XP.

The widths and heights of the two proposed flat roofs to the rear of the dwelling are under 2 metres, with their depths just over two metres. They are proposed with a set down from the ridge of the rear roof and a setback from the eaves of the roof. The proposed front gabled dormer is larger at around 2.9 metres in height, sitting above the first floor bathroom window and ground floor front door. The proposed dormers would be moderate within the roof slope and are considered to be of modest sizes.

The appearances of surrounding dwellings consist of a variety of building materials including horizontal weatherboard cladding, bricks, and hanging tiles. Dwellinghouses are also of different types and sizes including detached and semi-detached dwellings, and gradients and colours of roofs also vary. The proposed tiled walls and tiled front roof also match existing materials and appearance of the dwellinghouse and is considered to be acceptable.

It is recognised that the dormer windows would represent the first of their kind within the estate, where the provision of flat roof dormers are usually resisted. However, the scale and size of the proposed flat roof dormers, are considered proportionate to the existing fenestration and would sit comfortably within

the roof. Their location to the rear of the site would also limit the impact from public vantage points. The proposed front pitched roof dormer is considered to sit comfortably within the roofscape.

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.

The dwellinghouse of 27 Longhurst Drive is located in a built-up area and the build form amongst properties is configured with an existing relationship of mutual overlooking. Views generated through the proposed conversion of loft to a habitable room and bathroom with two rear dormers of modest sizes would therefore not be considered to be harmful to the amenity of occupiers of nearby properties and land. The front dormer would also pose a minimal impact to neighbouring amenity as there are no dwellinghouses opposite.

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 unless detail of alternative materials have been submitted and approved in writing by the Local Planning Authority prior to development above ground floor slab level commencing.

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/24/0807
(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 Loft Room Plan	S13236/4	04.07.2024
Section plan		S13236/5	04.07.2024
Elevation plan	Existing Elevations	S13236/6	04.07.2024
Elevation plan	Proposed Elevations	S13236/7	04.07.2024
Location plan		NONE	17.07.2024
Floor plan	Existing Grd/First Floor Plan	S13236/1	04.07.2024
Floor plan	Existing First Floor Plan	S13236/2	04.07.2024
Layout plan	Proposed Joist Layout	S13236/3	04.07.2024

DELEGATED

Case Officer sign/initial Joshua Lee Date: 06.08.2024

Authorising Officer sign/initial Tamara Dale Date: 09.09.2024