Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0022
Esmine, Hillside Walk, Storrington, West Sussex, RH20 3HL

DESCRIPTION:
Loft conversion with extended barn-ends, raising of ridge, rear dormer and rear rooflight.

RELEVANT PLANNING HISTORY:

DC/21/1930	Erection of a single storey rear orangery extension.	Application Permitted on 12.10.2021

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 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles

Thakeham Parish Neighbourhood Plan to 2031
Thakeham 6: Design

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 19: Development Quality
Policy 20: Development Principles

Parish Design Statement:
None

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk.

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:

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 Thakeham 6 of the Thakeham Parish Neighbourhood Plan aims to maintain that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, should reflect any architectural or historic characteristics of particular merit in, and the scale of the surrounding buildings and in the wider area.

The proposal would involve loft conversion with extended barn-ends, raising of the main roof ridge, the construction of a rear dormer window and a rear rooflight.

Whilst the raised roof ridge would increase the overall height of the resultant dwelling however, the half hipped barn ends roof profile would assist in reducing the bulk and mass of the development. The Horsham District Council design guidance advises that pitched roof dormers should be used and flat box-like dormers avoided. In addition, the proposed flat roof dormer window would be situated at the rear of the property and would be positioned centrally by setting away from the new ridge line as well as the side edges of the new roof slope. Moreover, the proposed fenestration within the dormer would be situated parallel above the ground floor fenestration and would be of an appropriate scale proportionate to the size of the dormer. Furthermore, there are examples of flat roof rear dormers on nearby properties and particularly the neighbouring property to the south has constructed a similar hipped to gable roof extension with a raised roof ridge. In this instance, the proposed flat roof rear dormer with the raised roof ridge would be considered acceptable.

The proposal has been designed to appear as a subservient addition and is considered that the proposal would be of a form and scale which is appropriate to the character and appearance of the existing dwelling. The proposed development 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.

While the raised roof ridge would increase the overall height of the main dwelling however, the barn ends roof design would reduce the scale of the resultant mass. The main dwelling would remain single storey with the addition of half a storey within the roof space. Therefore, it is considered that the siting and layout of the proposal and the resulting relationship with adjacent 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 193 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

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/25/0022
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		ARC/087/24/04 REV B	29.01.2025
Floor plan	Proposed	ARC/087/24/05	08.01.2025
Elevation plan	Proposed	ARC/087/24/06	08.01.2025
Section plan	Proposed	ARC/087/24/07	08.01.2025
Location & Block plan	Proposed	ARC/087/24/08 REV B	29.01.2025
Elevation plan	Existing	ARC/087/24/02	08.01.2025
Section plan	Existing	ARC/087/24/03	08.01.2025
Floor plan	Existing	ARC/087/24/01	08.01.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 25.02.2025

Authorising Officer sign/initial RHERMITAGE Date: 24.03.2025