



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0062

2 The Boulevard, Horsham, West Sussex, RH12 1EP

DESCRIPTION:

Loft conversion with 2 dormers to rear elevation, 1 dormer and 3 rooflights to front elevation, and 1 rooflight to side elevation.

RELEVANT PLANNING HISTORY:

DC/23/2060

Installation of an automated Diamond Brace Wooden Field Gate on the drive at the entrance to the property.

Application Permitted on
08.01.2024

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Horsham Blueprint Business Neighbourhood Plan 2019-2036:

Policy HB3: Character of Development

Policy HB4: Design of Development

Horsham District Local Plan (2023-40) (Regulation 19):

Policy 19: Development Quality

Policy 20: Development Principles

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:

None.

Neighbourhood Council Comments:

Notes the concerns of the resident at 8 Scholar's Walk regarding potential overlooking of their garden. HDNC objects in terms of design and character as this property is one of a pair of houses at the entrance to the estate and the proposed alterations will destroy the symmetry of the entrance and obscure the turret.

Representations:

Five representations (from 4 individual addresses) were received, objecting to the application for the following reasons: -

- Would contribute to overdevelopment on an estate that has been carefully designed and executed.
- The house comprises part of the gateway to The Boulevard from the bridge across from Hills Farm Lane and the towpath from Tanbridge School, and there would be a loss of symmetry.
- Loss of Privacy
- Inaccuracies in description (*N.B. This has since been corrected*)

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:

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 HB3, Character of Development, of the Horsham Blueprint Business Neighbourhood Plan states that, "Development is expected to preserve and enhance the Character Area in which it is located. The design of new development should take account of the local context and reflect the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area. Innovation in design will be supported, however, where this demonstrably enhances the quality of the built form in a character area".

Policy HB4, Design of Development, of the Horsham Blueprint Business Neighbourhood Plan states that – "Development is expected to demonstrate a high quality of design, which responds and integrates well with its surroundings".

The original planning permission for the wider development includes a condition which removes permitted development rights for extensions / alterations (ref: DC/10/0006). The application seeks planning permission for a loft conversion with a front dormer and rooflights, two dormers to the rear elevation and a rooflight to the side elevation.

The front dormer would be sited alongside an existing corner feature of the dwelling which together with the design of no. 1 creates a pleasing sense of entry into The Boulevard. A number of representations have been received which raise concerns that the front dormer would detract from this design approach. It is though considered that the corner feature would remain the dominant element of the host building and the street's entrance. In views east any prominence in long to medium views which may have resulted would be largely obscured by neighbouring buildings and street planting, and in views west (into The Boulevard) the dormer would only be partly visible alongside the corner feature, with the proposed dormer also seen alongside a gabled roof to a first-floor window.

The rear dormers would be well contained within the roofslope and would reflect the design and form of an original (first floor) dormer within a rear catslide roof, and would not appear intrusive or unduly dominant.

The number and positioning of rooflights to the eastern (front) elevation and (side) southern elevation are also considered to sit appropriately within the context of the roofscape and are considered acceptable.

Overall, the proposed additions are considered to be clearly subservient to the host building and 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 rooflights and front dormer, due to their orientation and relationship with surrounding properties and land, would not create any intrusive views which would lead to a harmful loss of light or privacy, with the resulting relationship between the front of properties not unusual or unexpected in a location such as this.

The rear dormers, to the western elevation of the building, would front the flank elevation of no. 4 across a distance of approximately 10 metres. The flank elevation of no. 4 does not feature any window openings but there would be potential for wider views over surrounding amenity spaces. In recognition of this an amended plan has been received which allows for obscure glazing to the dormer windows, which would also be fixed shut below 1.7m (above internal floor level). It is considered that this arrangement, which would be secured through condition, would prevent any intrusive views over neighbouring properties or land.

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.

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.

Other Matters

The officer notes the comments raised by the Parish Council. However, it is considered the symmetry of the dwellings is not considered to be of significant characteristic, and the street scene is not so sensitive to change as to warrant refusal of the application.

The officer notes the comments raised by the Parish Council; however, the symmetry of the dwelling is not considered to be of significant importance, and the street scene is one that is open to change. On balance, the proposal is considered acceptable.

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).

- 4 **Regulatory Condition:** The two dormer windows to the rear elevation, as indicated on the approved plans, shall be 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).

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/26/0062

(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
Elevation plan	Existing	002	15.01.2026
Floor plan	Existing	001	15.01.2026
Elevation plan	Proposed	004	09.04.2026
Block plan	Existing	006	15.01.2026
Location plan		007	15.01.2026
Floor plan	Proposed	003	15.01.2026

