Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/1342
23 Fawn Rise, Henfield, West Sussex, BN5 9EZ

DESCRIPTION:
Erection of a single storey rear extension.

RELEVANT PLANNING HISTORY:

DC/23/0490	Erection of a single storey rear extension (Lawful Development Certificate - Proposed).	Application Refused on 29.06.2023

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

Henfield Neighbourhood Plan (2017-2031):
Policy 12 – Design Standards for New Development
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:
1 representation received which objected to the proposal:

- Unacceptable level of encroachment
- Heavily impact the mature landscaping along the Southern boundary of No.21 Fawn Rise.

- Extension will reach a height of over 1 metre above the existing fence line and extend out by 3 metres. This will remove a substantial amount of natural daylight from the kitchen/dining room. The planned extension will exacerbate the gloomy feel within this part of the house.

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

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.

HNP Policy 12 – *The design respects the amenities of occupiers/users of nearby properties and land. The scale, density, massing, height, landscape design, layout, and materials of all development proposals, including alterations to existing buildings are of a high quality and reflect the architectural and historic character and the scale of the surrounding building and street-scene/landscape.*

It is noted that a lawful development certificate for a single storey rear extension was refused at the dwelling due to permitted development rights being removed by condition 14 of planning permission ref: HF/22/01.

23 Fawn Rise is a semi-detached dwelling located within the built-up area of Henfield. The dwelling sits parallel to Jubilee Close. Planning permission is sought to erect a single storey rear extension which would extend 3m from the rear elevation, the width of the dwelling, and has an overall height of 2.83m. The extension would have a flat roof and roof lantern, making it a modest addition, with elevational detail to match that of the existing main part of the dwelling.

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 objection is acknowledged and the loss of light into the neighbouring dwelling is noted. However, the application site is located to the north of the affected property- given this orientation, and modest overall scale and height of the extension as detailed above, the extension would not result in any direct loss of sunlight or access to daylight. Though an extension on this boundary may create a perception of enclosure, this is not considered so overbearing to warrant refusal on amenity grounds.

Further comments relating to shared boundary treatment, access, and overhanging guttering are noted. The shared boundary to No. 21 is treated with a close boarded timber fence on the applicant's side, and planting on the neighbours. As the planting remains outside of the development area, the proposal does not seek its removal. The fence would likely be removed in part, and replaced by the side elevation of the extension. Whilst it is acknowledged that development this close to planting may well impact on its health, this is not considered so significant a concern to warrant mitigation. In terms of access to the site during the construction, this is a civil matter that does not need to be considered as part of the planning process and would be required to be resolved by interested parties prior to the development commencing. With regards to the guttering: the elevational detail illustrates that the rainwater goods would be concealed within the soffit of the extension, and would be inline with the first floor level tile hanging, thus within the ownership of the applicant.

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 plan PD 01.

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/23/1342
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date

Location plan		PD 02	30.08.2023
Block plan		PD 03	30.08.2023
Elevation & Floor plan	Existing and Proposed	PD.01	11.07.2023

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 11.03.2024

Authorising Officer sign/initial RHERMITAGE Date: 15.03.2024