Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0288
Dovetails, West End Lane, Henfield, West Sussex, BN5 9RA

DESCRIPTION:
Erection of a front porch entrance with pitched roof. Alterations to roof with new pitched roof and installation of 2No. rear dormer windows.

RELEVANT PLANNING HISTORY:

DC/23/2083	Erection of a replacement single storey rear extension	Application Permitted on 08.01.2024
DC/21/0327	Erection of replacement single-storey rear existing extension.	Application Permitted on 07.06.2021
DC/06/0521	Change of use of one room to consulting room for a complimentary medicine practise	Application Permitted on 21.04.2006
HF/26/88	Single storey ext. (From old Planning History)	Application Permitted on 13.04.1988
HF/22/88	Increase of numbers of children accomodated at playgroup from 8 - 10. (From old Planning History)	Application Permitted on 24.03.1988
HF/10/87	Continued use of room for playgroup without complying with temp. period condition. (From old Planning History)	Application Permitted on 26.03.1987
HF/84/85	Use of one room for a nursery group. (From old Planning History)	Application Permitted on 24.01.1986

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

Henfield Neighbourhood Plan (2020) (HNP):
Policy 1 – A Spatial Plan
Policy 4 - Transport, Access and Car Parking
Policy 10 – Green Infrastructure and Biodiversity
Policy 12 – Design Standards for New Development

Henfield Parish Design Statement

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:
No Objection - all agreed. The Committee notes that despite a significant increase in the habitable space, there is no indication how Water Neutrality will be achieved.

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 site comprises a 4-bed single-storey bungalow which forms part of a linear group of residential development on the southern side of West End Lane, to the west of Henfield. The host dwelling is at a lower ridge height to neighbouring property and there is evidence of two storey extensions to neighbouring dwellings and loft accommodation. Neighbouring properties provide evidence of materials using both brickwork facing and white render.

This application is subsequently submitted proposing the erection of a front porch entrance with pitched roof. A new pitched roof, 40 degrees from 25 degrees, resulting in a raised ridge height and installation of 2No. rear pitched roof dormer windows, and roof lights to the front and rear. Internal reorganisation would enable the property to become a 5-bed dwelling from the existing 4-bed dwelling, with two of the bedrooms on the first floor with a first-floor bathroom.

Materials proposed are brickwork to match existing, brickwork to new side gable walls to roof conversion, render with white painted finish to new porch design. Concrete/clay tiles or slate tiles to suit

a 40 degree pitch roof. Powder coated aluminium / UPVC casement windows with toughened double-glazed units. New T&G HW timber door with clear lacquer finish to front porch. Proposed timber frame dormer window construction with Lead cheeks to dormers with powder coated Aluminium or UPVC windows with toughened double-glazed units. Concrete/clay tiled or slate tiled pitched roof to dormers. Velux roof lights with white polyurethane internal finish.

Character and Appearance

Policy 28 of the HDPF relates to extensions to dwellings in the countryside, stating that extensions should not be disproportionate to the size of the existing dwelling and should be in keeping with the existing scale and character.

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.

This is reflected by Policy 12 of the HNP, which requires that 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 buildings and street-scene/ landscape.

There is noticeable variation in building form and scale in this section of West End Lane and there is no objection in principle to extending the existing bungalow. The roof extensions would facilitate the formation of additional accommodation at first floor level in the manner of a chalet bungalow. The increase in height and mass at roof level would not appear incongruous in relation to surrounding development, with the eastern neighbour a two-storey dwelling (with roof above). The proposal would maintain the existing varied roofscape without appearing intrusive or unduly dominant. The design and form would reflect elements of the existing building, with gabled single-storey projections and front dormers and a material palette considered acceptable in this location.

Taken as a whole, 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 proposed extensions would not be harmfully disproportionate to the existing building, and 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 proposal would respect the existing front and rear building lines with this siting and relationship sufficient to prevent any unacceptable harm to the key northern and southerly aspects of neighbouring properties and related land.

The increased height and mass would impact on side facing window openings to the eastern neighbour, with the first floor opening seemingly a bedroom. While there would be a loss of light and outlook to these openings it is considered that the unobstructed southerly aspect and the sizeable curtilage is such that residents would continue to benefit from an acceptable standard of accommodation. The impact on these side facing windows is not therefore considered to amount to unacceptable harm.

The proposal would not create any views of neighbouring properties or land which would be unusual or unexpected in a location such as this, where a mutual degree of overlooking would be expected. The proposal would not result in any harmful loss of privacy, with a condition recommended in respect of first floor side openings (as shown on the floor plans) to require the use of obscured glazing.

The amenity impacts of the proposal are therefore considered acceptable and in accordance with the above policy. It is noted that no representations were received as part of the application process.

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 **Pre-Occupation Condition**: No part of the first-floor accommodation hereby permitted shall be occupied until first-floor windows to the side elevations of the dwelling have been 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).

4 **Regulatory Condition**: The materials and finishes of the development hereby permitted shall strictly accord with those indicated on the approved plans.

Reason: 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/24/0288
(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	Proposed	REA/658/06 A	03.04.2024
Location & Block plan		01	21.02.2024
Location & Block plan		02	21.02.2024
Floor plan	Existing roof and floor	REA/658/03 A	03.04.2024
Elevation plan	Existing	REA/658/04 A	03.04.2024
Floor plan	Proposed roof and floor	REA/658/05 A	03.04.2024
Section plan	Existing and Proposed	REA/658/07	03.04.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 09.04.2024

Authorising Officer sign/initial Guy Everest Date: 17.04.2024