Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0492
35 Hills Road, Steyning, West Sussex, BN44 3QG

DESCRIPTION:

Erection of a two storey side extension.

RELEVANT PLANNING HISTORY

None relevant

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

Neighbourhood Plan:
Steyning Neighbourhood Development Plan 2019-2031

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: Objection

The proposed application will be out of character for the street scene and will be a loss of privacy to the closest neighbour. Lack of evidence of the safety regulations of the proximity of the neighbour's boiler flue.

Representations:

Two letters of representation were received by one household objecting to the application for the following reasons:

- Out of keeping with the road
- Loss of natural light
- Impact on boiler flue
- Loss of privacy and overlooking

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.

The application seeks planning permission for the erection of a two storey side extension. The proposal would be built up to the shared boundary which would reduce the openness between the dwelling and the adjoining property. It is not though considered that the resulting arrangement would appear harmfully cramped, where it is recognised that similar development has taken place within the wider street scene. The proposed first floor element would be set back from the frontage, with the ridge line of the addition lower than that of the main dwelling. The proposal would therefore have a subservient appearance and form, and this approach is considered sufficient to ensure there would be no adverse visual impact.

It is considered that the resulting dwelling would continue to be well contained within the related curtilage, with the footprint and scale of the dwelling not excessive or inappropriate in relation to the pattern and varied scale and form of surrounding development. The proposal is therefore on balance considered to be of a design, form and scale which would be appropriate to the character and appearance of the existing dwelling and 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.

It is recognised that concerns have been raised with respect to loss of light and privacy to the neighbouring property. The proposed two storey element to the rear would be set behind the rear elevation of the neighbouring dwelling. Whilst it is recognised that the neighbouring dwelling benefits from first floor side windows, these do not appear to serve habitable rooms, and it is not therefore considered that the proposal would result in an unacceptable loss of light or privacy.

It is therefore 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.

Other Matters

The officer notes comments from Steyning Parish Council regarding the neighbour's boiler flue, this issue would be addressed under separate legislation, such as the Building Regulations, and does not therefore require further consideration as part of this planning application.

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 approved proposed elevations plan drawing numbered 24524/P103.

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/24/0492
(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 Elevations	24524/P101	28.03.2024
Location & Details plan	Proposed Plans	24524/P102	28.03.2024
Location & Details plan	Existing Plans	24524/P100	28.03.2024
Elevation plan	Proposed Elevations	24524/P103	28.03.2024
Location plan		NONE	28.03.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 16.05.2024

Authorising Officer sign/initial Tamara Dale Date: 22.05.2024