Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/23/2299
Fairways , Emms Lane, Brooks Green, West Sussex, RH13 0TR

DESCRIPTION:

Erection of a single storey side and rear extension with internal alterations.

RELEVANT PLANNING HISTORY

None relevant

RELEVANT PLANNING POLICIES

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

Neighbourhood Plan:
Shipley Parish Neighbourhood Plan
Policy Ship HD3 – High Quality Design

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:

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

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.

Policy Ship HD3 of the Shipley Parish Neighbourhood Plan states that all proposals for new development are expected to respond positively to local design characteristics and features as set out in the Shipley Parish Design Guidance. New development should be of a size and scale which respect, and where possible, enhances the character of the area or locality, using materials typical of the area.

The application seeks planning permission for the erection of a single storey side and rear extension with internal alterations. Whilst the proposal would result in a substantial addition to the dwelling, it is considered that the proposed extensions have been designed to appear as coherent and sympathetic additions that would reflect the form of the host dwelling and would be sited appropriately within the curtilage of the site. The proposed would utilise features and form reflective of existing elements of the host dwelling, with the varied set backs providing visual relief to break up the massing of the additions. The proposed extensions would sit comfortably within the existing curtilage, with the resulting dwelling considered to be of a scale and footprint similar to other dwellings within the immediate vicinity.

In views from the adjoining neighbouring properties, the extensions are considered to be of an appropriate design, form and scale appropriate to the character and appearance of the existing dwelling and, that given the mixture of building forms and designs making up the dwellings within the vicinity, the proposed works would not have a detrimental impact on the host property. The footprint and scale of the resulting dwelling would not appear excessive or inappropriate in relation to the pattern and scale of surrounding development, and the proposal would not result in any harmful overdevelopment of the site.

The proposals would be reasonably subservient additions and are 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.

It is 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.

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 proposed elevation plans drawings numbered AD11, AD12 and AD13.

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/23/2299
(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
Section plan	Existing Sections	AD04	19.12.2023
Floor plan	Proposed Ground Floor Plan	AD05	19.12.2023
Floor plan	Proposed First Floor/Roof Plan	AD06	19.12.2023
Roof plan	Proposed Roof Plan	AD07 Rev A	19.12.2023

Section plan	Proposed Section D-D	AD08	19.12.2023
Section plan	Proposed Section E-E	AD09	19.12.2023
Section plan	Proposed Section F-F	AD10	19.12.2023
Elevation plan	Proposed Front Elevation (Road) & Sample Materials & Detailed Material Notes	AD11	19.12.2023
Elevation plan	Proposed Side & Rear Elevation & Detailed Material Notes	AD12	19.12.2023
Elevation plan	Proposed Side Elevation Right & Carport & Detailed Material Notes	AD13	19.12.2023
Elevation plan	Existing Elevations	AD03	19.12.2023
Location & Block plan	Site/Block Location Plans & Existing Ground Floor Plan	AD01	19.12.2023
Floor plan	Existing First Floor & Garage Plan	AD02	19.12.2023

DELEGATED

Case Officer sign/initial Marie Riggs Date: 02.02.2024

Authorising Officer sign/initial Tamara Dale Date: 17.04.2024