Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0295
Chailey, Farthings Hill, Horsham, West Sussex, RH12 1TS

DESCRIPTION:

Erection of side ground floor and first floor extensions.

RELEVANT PLANNING HISTORY:

DC/22/1509	Conversion of loft incorporating hip to gable roof extension with formation of front and rear dormers. Conversion of garage to form habitable space with formation of 2no rooflights and creation of external staircase.	Application Permitted on 05.01.2023.
DC/16/0324	Erection of a single storey rear extension to existing detached house, including new bifold doors to rear elevation.	Application Permitted on 31.03.2016.

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

Horsham Blueprint Business Neighbourhood Plan (2016-2036):
HB3: Character of Design
HB4: Design of Development

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

Southern Water: Comment: -

The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

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 letter of representation was received, objecting to the application for the following reason:

- The erection of the planned vertical wall very close to the property would significantly impact on the light reaching the conservatory.

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 and site visit by the case officer. 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.

Chailey is a two-storey detached dwelling located within the built-up area of Horsham. The application seeks to erect side ground floor and first floor extensions to increase habitable living space. The extension would be subservient to the main dwelling, stepped back from the front building line and with the ridgeline stepped down from the existing. No windows are proposed on the side elevation, to alleviate overlooking concerns. A distance of 1.2m would be maintained from the shared boundary with the adjoining neighbour. The materials would match those on the existing dwelling. The proposed form and design would reflect existing elements of the host dwelling and would not be out of keeping with the variety of built form in the surrounding area.

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 relating to loss of light is acknowledged and noted. In an established residential area such as this, a level of development is expected, and it is considered that the proposed addition would be modest, and the relationship considered to result from the extension would not be unexpected or unusual. Regarding light into the conservatory, it is not considered that the proposed extension would exacerbate issues relating to loss of light, as a sufficient distance would be maintained between the development and the neighbouring property. Furthermore, given the nature of the conservatory and the orientation of the properties, it is considered that sufficient access to natural light would be maintained. Given the distances preserved to neighbouring properties, overall, it is not considered that the proposal would have a detrimental impact on 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 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).

NOTE TO APPLICANT
The Applicant is advised that an existing public foul sewer extends across the development site. Please note:

- The 225 mm and 150 mm public foul sewers requires a clearance of 3 metres on either side of the gravity sewers to protect it from construction works and to allow for future access for maintenance.
- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewers without consent from Southern Water.
- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewers.
- All existing infrastructure should be protected during the course of construction works

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or development.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements.

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/24/0295
(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 & Floor plan	Proposed Side Ground Floor and First Floor Extensions	DENRA/1975/2	22.02.2024
Location plan		NONE	22.02.2024
Block plan	Site Layout Plan	NONE	22.02.2024
Elevation & Floor plan	Existing Floor Plans and Elevations	DENRA/1975/1	22.02.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 12.04.2024

Authorising Officer sign/initial Tamara Dale Date: 18.04.2024