Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/1773
4 Mercers, The Street, Nutbourne, West Sussex, RH20 2HE

DESCRIPTION:
Demolition of existing ground-floor side extension and rear conservatory. Erection of two-storey side and single-storey rear extensions.

RELEVANT PLANNING HISTORY:

DC/21/0017	Fell 3 x Thuja Plicata (Works to Trees in a Conservation Area)	Application Permitted on 20.01.2021
DC/09/0806	Surgery to 1 Western Red Cedar tree (G1) (Work to Trees in Conservation Area)	Application Permitted on 12.06.2009

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)
Section 16 - Conserving and enhancing the historic environment

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

Pulborough Neigbourhood Plan:
Pulborough Parish have produced a neighbourhood plan which have been subject to successful Examination but cannot proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

Horsham District Council Conservation Department:

Horsham District Council Conservation Officer stated no objection on 10/10/2023 and commented that "[t]he row of houses are mid-twentieth century construction. They do not reinforce the character of the conservation we are looking to preserve but neither do they harm it. The proposed extensions will not harm the character of the conservation area".

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:

Pulborough Parish Council commented no objection on 19/10/2023.

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

This application is for the demolition of existing ground-floor side extension and rear conservatory. Erection of two-storey side and single-storey rear extensions at 4 Mercers, The Street, Nutbourne, West Sussex. 4 Mercers is mid 20th century, semidetached two-story dwelling set back from The Street, Nutbourne. 4 Mercers is located within the Nutbourne Conservation Area of The Street where there are several Listed Buildings.

The application has been assessed on the basis of the submitted details, together with the planning history of the site, available images and photographs. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Section 16, Paragraph 195 of the NPPF (2021) states that "the local planning authority should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise". Paragraph 200 adds that "[a]ny harm to, or loss of, the

significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

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 34 of the HDPF seeks to conserve, sustain and protect the cultural and heritage assets that are within the district. It ensures that development within conservation areas is consistent with the special character of buildings and areas of which they are located within. Areas and buildings that fall under conservation, Listed Building designations or are approximate to them will be protected from inappropriate development which will harm the character and setting of the area / building.

The proposed development is for the demolition of existing ground-floor side extension and rear conservatory. Erection of two-storey side and single-storey rear extensions at 4 Mercers, The Street, Nutbourne.

The existing rear conservatory and side extension are to be removed and in their place, a single story rear extension and two story side extension are to be built.

The rear extension measures 6m in depth, 5.1m in width and has a height of 3.4m. It features 2 skylights on its pitched roof and uses oak boarding as a material choice above a plinth of brickwork, which matches the existing dwelling.

The existing side elevation extension is to be demolished to be erected is a new two story side extension. It measures 6.1m in depth, 3.4m in width and has a height of 7.4m at maximum with eaves at 4.7m. This is due to the hipped roof shape the extension creates, which reduces bulk to the addition. The side extension would be set in from the front elevation to display a level of subservience to the main dwelling. The rear elevation ground floor of the side extension is to feature cladding like that of the new rear extension. The rest of the side extension is to use brick working that matches the existing dwelling house. The roof tiles are also to match the existing dwelling.

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 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 application form and approved plans.

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/23/1773
Schedule of plans/documents **approved**:

Plan Type	**Description**	**Drawing Number**	**Received Date**
Location & Block plan	As existing	FB23-0501 EX01 REV A	28.09.2023
Floor plan	Ground and First, as existing	FB23-0501 EX02	22.09.2023
Elevation plan	As existing	FB23-0501 EX03	22.09.2023
Location & Block plan	As proposed	FB23-0501 PL01 REV A	28.09.2023
Floor plan	Ground and First, as proposed	FB23-0501 PL02	22.09.2023
Elevation plan	As proposed	FB23-0501 PL04	22.09.2023
Roof plan	As existing and proposed	FB23-0501 PL03	22.09.2023
Design & Access Statement	Heritage	NONE	28.09.2023

DELEGATED

Case Officer sign/initial	J.Burrowes	Date:	20/11/2023
Authorising Officer sign/initial	RHERMITAGE	Date:	24.11.2023