Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

OFFICER CHECKLIST	
WEEK ONE (Date Valid)	**6th November 2024**
Check Neighbours	Y
Check Consultations (including newts) / Press List	Y
Check Description, Plans and Supporting Documents	Y
Print and Display Site Notice (if required)	N/A
WEEK TWO (+7)	**13th November 2024**
Visit Site or request site visit photos (in accordance with Site Visit Guidance Note)	N
Draft HRA / AA if necessary. If the water statement is insufficient discuss with TL / PPO whether to discuss / accept amendments to the strategy.	N/A
Instruct Legal if s106 required (with prior TL / PPO agreement)	N/A
WEEK THREE (+14)	**20th November 2024**
If amendments are likely to be needed discuss with TL / PPO (N.B. Only minor amendments will be accepted in accordance with the Amendment Guidance). When requesting amendments give clear deadline (i.e. start of week 5).	**N/A**
WEEK FOUR (+21)	**27th November 2024**
If no amendments required, contact agent / applicant with update on progress.	**Y**
Confirm whether delegated or committee decision (re: parish and neighbour representations)	**DEL**
WEEK FIVE (+28)	**4th December 2024**
14-day re-consultation letters to be sent on any amended plans	**N/A**
Prepare draft report	**Y**
WEEK SIX (+35)	**11th December 2024**
Check 35-day Cllr call-in for Committee	**Y**
If decision based on original plans, report to be drafted and submitted for sign off	**Y**
WEEK SEVEN (+42)	**18th December 2024**
If decision based on amended plans, report to be drafted and submitted for sign off	**N/A**
Reason for EOT	**N/A**

APPLICATION NO./ADDRESS:

DC/24/1406
7 Little Comptons, Horsham, West Sussex, RH13 5UW

DESCRIPTION:

Erection of a single storey rear extension and alteration to existing first floor window to east elevation.

RELEVANT PLANNING HISTORY:

DC/24/0416	Erection of a single storey rear extension with flat roof.	Application Permitted on 10.05.2024

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 2019-2036
Policy HB3- Character of Development
Policy HB4- Design of Development
Policy HB5- Energy Efficiency and Design

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 19: Development Quality
Policy 20: Development Principles

Horsham Town 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.

HDC Arboriculture: Advice:-

The proposed side extension at the property, is located just outside of the Root Protection Area (RPA) of the TPO oak in the rear garden of the property ref T10 of TPO/0669 and is acceptable in principle. However, to ensure that the RPA of this tree is not compromised by the development tree protection measures are recommended for the unrestricted areas of the garden.

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 applicant. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

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.

Policies HB3 and HB4 of the HBBNP seeks to ensure that developments have high quality of design. Local character shall also be respected to integrate with its surrounding built form.

The proposed development is for the erection of a single storey rear extension and alteration to existing first floor window to east elevation at 7 Little Comptons, Horsham, RH13 5UW. The existing dwelling is a detached house within an established built environment in the Horsham Built Up Area.

Planning application DC/24/0416 was approved based on a similar proposal. A sloped zinc roof was proposed in DC/24/0416 and in this application, a replacement pitched roof which would integrate the roof of the existing garage with the proposed rear extension is proposed instead. This would result in a slightly higher roof compared to the previous proposal in DC/24/0416 and the existing east-facing first-floor side windows would be reduced in size. Matching materials are also proposed for both the proposed roof and external walls of the extension.

The integration of the rear roof of the existing garage and proposed rear extension is considered to be sympathetic to the character of 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, scale and layout of the proposed extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. The proposed alteration of the existing side windows would pose a neutral impact to neighbouring amenity and is also considered acceptable.

Trees

Policy 31 of the HDPF seeks to require development to contribute to the enhancement of existing biodiversity, and resist development that is anticipated to have a direct or indirect adverse impact on features of biodiversity.

The development is located outside the Root Protection Area for the Tree Preservation Order tree in the rear garden of the property. It is noted that the Arboricultural Officer has requested protection measures for the unsurfaced areas of the garden. However, given the development is not within the RPA, it is not considered suitable to require a condition in this instance. An informative has been added to advise the applicant to protect the TPO. Furthermore, a condition of this matter was not required under the previously approved application DC/24/0416, a development proposal with a similar proposed footprint.

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.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

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).

NOTE TO APPLICANT
The applicant is advised that while the proposal lies outside of the Root Protection Area for the Tree Preservation Order on site, care should be taken on site to ensure its continued protection, in particular the unsurfaced areas of the rear garden.
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/24/1406
(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 Elevations	P2406 (08) - 001 rev D	06.11.2024
Elevation plan	Existing Elevations	P2406 (03) - 001 rev B	06.11.2024
Floor plan	Existing Plans	P2406 (02) - 001 rev B	06.11.2024
Floor plan	Proposed Plans	P2406 (07) - 001 rev D	06.11.2024
Location & Site plan	Location and Site Plans	(01)-001 rev A	16.09.2024

DELEGATED

Case Officer sign/initial Joshua Lee Date: 24.12.2024

Authorising Officer sign/initial Tamara Dale Date: 27.12.2024