Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

OFFICER CHECKLIST	
WEEK ONE (Date Valid)	**2nd September 2024**
Check Neighbours	☐
Check Consultations (including newts) / Press List	☐
Check Description, Plans and Supporting Documents	☐
Print and Display Site Notice (if required)	☐
WEEK TWO (+7)	**9th September 2024**
Visit Site or request site visit photos (in accordance with Site Visit Guidance Note)	☐
Draft HRA / AA if necessary. If the water statement is insufficient discuss with TL / PPO whether to discuss / accept amendments to the strategy.	☐
Instruct Legal if s106 required (with prior TL / PPO agreement)	☐
WEEK THREE (+14)	**16th September 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).	☐
WEEK FOUR (+21)	**23rd September 2024**
If no amendments required, contact agent / applicant with update on progress.	☐
Confirm whether delegated or committee decision (re: parish and neighbour representations)	☐
WEEK FIVE (+28)	**30th September 2024**
14-day re-consultation letters to be sent on any amended plans	☐
Prepare draft report	☐
WEEK SIX (+35)	**7th October 2024**
Check 35-day Cllr call-in for Committee	☐
If decision based on original plans, report to be drafted and submitted for sign off	☐
WEEK SEVEN (+42)	**14th October 2024**
If decision based on amended plans, report to be drafted and submitted for sign off	☐
Reason for EOT	☐

APPLICATION NO./ADDRESS:

DC/24/1333
45 Charrington Way, Broadbridge Heath, West Sussex, RH12 3TJ

DESCRIPTION:

Erection of a single storey side extension. Alterations to fenestration.

RELEVANT PLANNING HISTORY:

DC/22/0936	Erection of a single storey side extension and enlargement of door opening to rear elevation	Application Permitted on 31.08.2022

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
Policy 41- Parking

Neighbourhood Plan:
Broadbridge Heath has not been designated as a Neighbourhood Plan area

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 material objection providing there are no issues regarding land ownership or control (noting the garden was originally shared between the flats), and in addition provided there are no material objections from the adjoining and neighbouring properties.

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.

The application seeks planning permission for the erection of a single storey side extension and alterations to fenestration.

Planning permission was granted in 2022 (under reference DC/22/0936) for the erection of a single storey side extension and alterations to fenestration. From the front of the property, the side addition would look like a garage due to the garage style door, and this will provide a storage area. Internally, existing walls will be removed to create an open plan living area. The current proposal seeks an alternative proposal with a wider single storey side extension.

Whilst the proposal would extend a greater width than that previously approved, it is considered that the addition would sit comfortably within the curtilage of the site. The design and form of the proposal is considered to be of an appropriate scale and proportion and would be sympathetic to the existing dwelling in this regard. The proposal would remain as a 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.

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.

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.

It is noted that there is a shared garden to the rear of the building, with access rights, presumably via the passage to the side. A certificate B (ownership) has been served and to date no comments have been received in this regard. However, these are private matters and would not influence the outcome of the proposed extension, which is considered acceptable in terms of light, privacy and outlook.

Impact on Parking Provision

Policy 41 of the HDPF states that adequate parking and facilities must be provided within developments to meet the needs of anticipated users. Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere or the need for the development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

The proposal also includes the conversion of existing garage space into habitable living space. Whilst the proposal would result in the loss of a potential parking space within the garage, there would seemingly remain potential for 2 vehicles to park on the existing hardstanding and there are no apparent issues arising from street parking in the locality. It would not therefore be anticipated that the proposal would result in harmful demand for on-street parking from any displaced vehicles.

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).

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/24/1333
(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 Drawings (Side Elevation)	DPL.13	02.09.2024
Location & Block plan	Proposed Drawings (Location Plan and Block Plan)	DPL.17	02.09.2024
Floor plan	Existing Drawings (Ground Floor Plan)	DPL.01	02.09.2024
Roof plan	Existing Drawings (Roof Plan)	DPL.02	02.09.2024
Section plan	Existing Drawings (Section)	DPL.03	02.09.2024
Elevation plan	Existing Drawings (Front Elevation)	DPL.04	02.09.2024
Elevation plan	Existing Drawings (Side Elevation)	DPL.05	02.09.2024

Elevation plan	Existing Drawings (Rear Elevation)	DPL.06	02.09.2024
Floor plan	Proposed Drawings (Ground Floor Plan)	DPL.07	02.09.2024
Roof plan	Proposed Drawings (Roof Plan)	DPL.08	02.09.2024
Section plan	Proposed Drawings (Section A-A)	DPL.09	02.09.2024
Section plan	Proposed Drawings (Section B-B)	DPL.10	02.09.2024
Elevation plan	Proposed Drawings (Front Elevation)	DPL.11	02.09.2024
Elevation plan	Proposed Drawings (Rear Elevation)	DPL.12	02.09.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 21.10.2024

Authorising Officer sign/initial Tamara Dale Date: 25.10.2024