Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0605
15 Woodlands Way, Billingshurst, West Sussex, RH14 9TB

DESCRIPTION:
Erection of a single storey rear extension, addition of pv solar panels to the roof and new chimney

RELEVANT PLANNING HISTORY
None relevant

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

Billingshurst Parish Neighbourhood Plan 2019 – 2031
Bill 1 - Billingshurst Built-Up Area Boundary
Bill 2 - Housing Design and Character

Billingshurst Parish Design Statement

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 site is located to the east of Woodlands Way within the Billingshurst built-up area boundary. The dwelling is a semi-detached single-storey building composed of brickfacing, concrete tiled pitched roof and white upvc windows. The dwelling set well back from the front boundary within a rectangular plot. A driveway provides carparking spaces with further off street parking immediately in front of the dwelling.

This part of Woodlands Way is characterised by semi-detached bungalows with evidence of extended properties and loft conversions with forward facing dormer windows.

Planning permission is sought for the erection of a single-storey rear extension, to provide a garden room/dining room, measuring 4.5m depth, 6.3m width, with dual pitched roof gabled to the rear. Ridge height 3.8m approx., eaves height to match dwelling. Bi-fold doors and a window to the rear. No side openings apart from a rooflight to each roof slope. Materials proposed are brick facing, concrete tiles and white upvc, to match existing,

The application was revised and reconsulted to include the addition of solar panels to the roof, and also a Bbq chimney to the side of the rear extension, 0.7m projection x 1.2m width, the width/depth of which is reduced above the eaves height and the maximum height is just below the ridge height of the proposed rear extension. Brick materials to match existing.

Character and Appearance

Policies 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 37 of the Horsham District Planning Framework (HDPF) states that proposals must seek to improve the sustainability of development. To deliver sustainable design, development should incorporate measures that, among other things, maximise energy efficiency and integrate the use of decentralised, renewable and low carbon energy. Policies 35 and 36 of the HDPF state that all development will be required to contribute to clean, efficient energy, including the use of decentralised, renewable and low carbon energy supply systems.

The use of renewable energy resources is favoured within national and local planning policy, where it considers that increasing the amount of energy from renewable and low carbon technologies will help to secure a reliable energy supply, and also help reduce greenhouse gas emissions. It is therefore considered that the principle of the development is acceptable, subject to all other material considerations.

The proposal would entail clearly subservient additions which are 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 extension would be sited to the south of the neighbouring property (within the pair) and would project along the shared (side) boundary. While the extension would be clearly visible from this property the height is relatively modest along the boundary, increasing with distance away, and this, together with the depth of the neighbouring garden is considered sufficient to ensure no harmful loss of light or outlook to this neighbour.

The retained separation and modest height would be sufficient to prevent unacceptable harm to the southern neighbour.

The siting of the solar panels is such that no harmful solar glare would be anticipated.

It is noted that no neighbouring representations of objection have been received.

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 be begun 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/24/0605
(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	Existing	(03)-001 REV A	19.04.2024
Floor plan	Existing roof and 3D	(02)-001 REV A	19.04.2024
Location & Block plan	Revised	(01)-001 REV D	22.05.2024
Elevation plan	Proposed - Revised	(08)-001 REV D	22.05.2024
Floor plan	Proposed roof and 3D - Revised	(07)-001 REV D	22.05.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 19.06.2024

Authorising Officer sign/initial Guy Everest Date: 26.06.2024