Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1321
36 Hormare Crescent, Storrington, West Sussex, RH20 4QT

DESCRIPTION:
Variation of condition 1 of previously approved application reference DC/22/2080 (Alterations to existing rear extension including construction of a new roof and fenestration and changes) plans condition to be amended to replace drawing PL1 with drawing VC1.

RELEVANT PLANNING HISTORY:

DC/22/2080	Alterations to existing rear extension including construction of a new roof and fenestration and changes.	Application Permitted on 09.01.2023.

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

Storrington, Sullington and Washington Neighbourhood Plan (2018-2031):
Policy 14 – Design

Storrington & Sullington 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:
None received.

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 seeks an amendment to the existing planning permission (ref: DC/22/2080) through a variation of the approved plans listed (Condition 1), to accommodate amendments to the approved design. The amendments include: -

- New flat roof
- Alternative fenestration

The application has been assessed on the basis of the submitted design, 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.

Design 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.

In comparison to the existing proposal which had a crown roof, the extension would have a flat roof. The footprint would remain similar to the existing and two rooflights would remain. The approved fenestrations would be amended, with a door proposed at the rear and several small windows. The proposed alterations to the extension would not significantly alter the existing building footprint and would also not be visible in the street scene.

The development, therefore, would not result in significant harm to the built environment and the design, scale and form of the proposal would be considered to integrate satisfactorily with the host building. The proposal would therefore be in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

Amenity Impacts

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.

Due to the nature of the proposal, and the resulting relationship with adjoining properties, this is sufficient to prevent any unacceptable harm to neighbouring amenity. It is noted that no representation letters 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 must be commenced by the 09.01.2026.

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/24/1321
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Existing and Proposed, Roof, Block and Location	VC1	30.08.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 14.10.2024

Authorising Officer sign/initial RHERMITAGE Date: 22.10.2024