Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1935
Gainsborough , Wheatsheaf Road, Henfield, West Sussex, BN5 9AP

DESCRIPTION:
Erection of a single storey pitched roof side extension.

RELEVANT PLANNING HISTORY:
None relevant to this application

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles

Henfield Neighbourhood Plan 2017-2031:
Policy 12- Design Standards for New Development

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 19: Development Quality
Policy 20: Development Principles
Policy 45: Replacement Dwellings and House Extensions in the Countryside

Parish Design Statement:
Henfield Parish Design Statement Supplementary Planning Document – December 2008

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.

Arboricultural Officer:
No significant arboricultural concerns.

Parish Comments:
Henfield Parish Council raised no objection subject to the provisions specified by the Arboriculturist.

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 as well as those taken during the site visit. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policy 28 of the HDPF seeks to ensure that outside the defined built-up areas, house extensions should not be disproportionate to the size of the existing dwelling and should also be in keeping with the scale and character of the existing dwelling. The cumulative impact of existing extensions will be taken into account.

Policies 32 and 33 of the HDPF aims to maintain 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.

Furthermore, Policy 12 Henfield Neighbourhood Plan states that as appropriate to their scale, nature and location development proposals will be supported where their design and detailing meet the relevant requirements in the Henfield Parish Design Statement (Appendix C of the Plan). In addition, as appropriate to the site concerned, development proposals should comply with the following criteria:-

a. The design respects the amenities of occupiers/users of nearby property and land.
b. The design achieves satisfactory access without harming the amenities of neighbouring properties and residents.
c. The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, are of a high quality and reflect the

architectural and historic character and the scale of the surrounding buildings and street-scene/ landscape.

d. The design preserves or enhances the character or appearance of the Henfield Conservation Area and/or preserves any adjacent listed buildings and its setting.

The proposal seeks planning permission for the erection of a single storey pitched roof side extension. The single-storey scale and form ensures the development would appear subservient to the host building and given the generous plot size the proposed extension would sit comfortably within the residential curtilage. It is considered that the extension, despite its footprint, would not be disproportionate in relation to the existing building. The proposal has been designed to be in keeping with the main dwelling by the use of pitched roof profile and the proposed use of matching external materials.

The property is bounded to the West by an agricultural field that retains a line of mature oak trees running in a north-south orientation. The trees are a significant landscape feature of high amenity value/contribution to landscape character. The proposed extension would require excavations on the periphery of the minimum recommended root protection area of the largest/nearest tree in the line. Due to historic engineering works undertaken at the property, it is likely that the trees will have a biased rooting preference to the West away from the property. However, it is judged that there are no undue concerns regarding the potential direct impacts of the foundation requirements on future tree health. Nonetheless, a planning condition has been included to protect the oak trees in the field immediately to the west of the property so as to exclude storage of materials, concrete mixing, excavation or other building activities likely to be harmful to tree roots and the rooting environment.

Overall, it is considered the proposal would be a subservient addition that is of a design, form and scale which is appropriate to the character and appearance of the existing dwelling. It is viewed that the proposal would not harm the character or appearance of the wider area. It is therefore judged that the visual impact of the proposal is acceptable and would accord with the above policies. There would be no adverse impact on the setting of the listed building, which is some distance to the west of the site.

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 application site is situated in a remote location with significant separation from neighbouring properties. As a result, it is considered that the siting and layout of the proposed extension and the resulting relationship with adjacent 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.

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 **Pre-Commencement Condition**: Prior to commencement of any works on site, demolition or other development activities, a protective fence consisting of either chestnut paling (1.8m height) fastened to a post and rail fence or braced Heras panel fencing, shall be erected a minimum of 12m metres from the stems of the off-site oak trees in the field immediately to the West of the property. No storage of materials, concrete mixing, excavation or other building activities likely to be harmful to tree roots and the rooting environment shall take place with the fenced area. The fencing shall remain in place throughout the duration of the development to the satisfaction of the Local Planning Authority.

Reason: To ensure the successful and satisfactory protection of important trees near the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

4. **Regulatory Condition**: The materials and finishes of all new external walls 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/24/1935
(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
Floor plan	Proposed Ground	2024/172 SHEET 2	12.12.2024
Floor plan	Proposed First	2024/172 SHEET 3	12.12.2024
Elevation plan	Proposed	2024/172 SHEET 4	12.12.2024
Location & Site plan		2024/172 SHEET 5	12.12.2024
Elevation & Floor plan	Existing	2024/172 SHEET 1	12.12.2024

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 27.01.2025

Authorising Officer sign/initial Guy Everest Date: 06.02.2025