Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0440
Butlers, Tower Hill, Horsham, West Sussex, RH13 0AQ

DESCRIPTION:

Variation of Condition 1 of previously approved application DC/21/2283 (Erection of a two-storey side extension. Removal of existing conservatory and erection of a single storey side and rear extension. Single storey side extension to pool, installation of rooflights to pool house, erection of front porch and associated works) Relating to design.

RELEVANT PLANNING HISTORY:

DC/21/2283	Erection of a two-storey side extension. Removal of existing conservatory and erection of a single storey side and rear extension. Single storey side extension to pool, installation of rooflights to pool house, erection of front porch and associated works.	Application Permitted on 20.12.2021
DC/23/1924	Reversion of existing annexe to garage and storage and erection of a replacement detached annexe building.	Application Permitted on 09.01.2024
DC/23/1823	Erection of a barn for the mixed use of stabling of private horses and the storage of hay / plant and machinery, extension to hardstanding area and retention of access track. (Part-Retrospective)	Application Permitted on 11.04.2024
DC/22/1843	Erection of 1no detached single storey dwelling in the alternative to previously approved DC/21/0767.	Application Refused on 22.02.2023

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 26- Strategic Policy: Countryside Protection
Policy 28- Replacement Dwellings and House Extensions in the Countryside
Policy 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 34- Cultural and Heritage Assets
Policy 40- Sustainable Transport
Policy 41- Parking

Southwater Neighbourhood Plan:
SNP1- Core Principles
SNP14- Adequate Provision of Car Parking
SNP16- Design

Southwater 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: Objection

Flat roof which is contrary to Policy SNP16 of the Southwater Neighbourhood Plan.

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 site is located outside of the built-up area and is therefore considered to be located within a countryside location in terms of planning policy.

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

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. This is reflected by Policy SNP16 of the Southwater Neighbourhood Plan, which requires all development to be of a high quality design.

The application site comprises a large, detached dwelling which is set well back from the road within sizeable grounds, not all of which is incidental curtilage, situated on the north-western side of Tower

Hill within a countryside location. There is a substantial hedged boundary along the road frontage screening the site from the road, with the site surrounded by mature trees.

It is noted that the site has been the subject of a number of previous planning permissions prior to DC/21/2283 which did not appear to have been commenced and which therefore expired. The permitted application DC/21/2283 (December 2021) entailed a series of single and two-storey side extensions to the main dwelling and a later existing rear projection. While sizeable, the extensions were considered to remain subservient to the host building, and while the dwelling has been previously extended the presence of a large building within equally large grounds was not considered to be visually harmful. The extensions under DC/21/2283 were considered to add a degree of visual interest to the building and were of a siting, scale and design which is considered appropriate to the existing building and wider surrounding area.

It is set out in the supporting statement that the western section of the development approved under DC/21/2283 has fully commenced and is nearing construction, while the design of eastern section has not yet commenced and is now subject to changes. The new design seeks permission for a contemporary flat roof with a partial vaulted area. The roof materials to be dark zinc cladding to the pitched part of the proposal which will match the details approved under DC/21/2283 for the eastern and western sections. It is also proposed to finish the rear and side elevations with vertical timber cladding, with the front elevation finished in stone detailing. This is similar to detailing approved under the previous application. The existing windows and doors of the dwelling house are white UPVC. DC/21/2283 permits the East and West developments to have dark grey windows and doors. This application seeks to maintain the approved grey colour but also replace all of the existing white UPVC windows and doors in a dark grey finish to match the previous approval.

The proposed amendments are considered to relate sympathetically to the design, character and appearance of the existing dwelling, utilising materials and finish that would be of an acceptable quality. Whilst noted that the Parish Council have objected to the proposal on the grounds of the flat roof, the proposed design is not considered to detract from the character and proportions of the existing dwelling and is not considered to result in a degree of harm that would justify a reason for refusal on design grounds. 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 extensions and the resulting distant relationship with adjoining 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.

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 **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: 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/24/0440
(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 & Floor plan	Proposed Ground Floor Plan	BR05	16.05.2024
Floor plan	Proposed First Floor Plan	BR06	21.03.2024
Location & Block plan	Location & Block Plan	0S1 REV C	07.10.2021

DELEGATED

Case Officer sign/initial Steve Astles Date: 16.05.2024

Authorising Officer sign/initial Tamara Dale Date: 17.05.2024