Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0451
35 Worthing Road, Horsham, West Sussex, RH12 1TD

DESCRIPTION:
Erection of a single storey side extension and installation of 2No. open sided, entrance porches.

RELEVANT PLANNING HISTORY:

DC/18/0318	Erection of single storey side extension and installation of 2x open sided entrance porches	Application Permitted on 21.03.2018
DC/14/0445	Single storey rear and side extensions and conversion of exisitng garage into utility room	Application Permitted on 30.04.2014
HU/405/00	2-storey side extension pitched roof to existing garage Site: 35 Worthing Road Horsham	Application Permitted on 31.01.2001

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

Horsham Blueprint Business Neighbourhood Plan (HBBNP) 2019 - 2036:
Policy HB3 - Character of Development
Policy HB4 - Design of Development

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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 objections.

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

This application is for the erection of a single storey side extension and installation of 2No. open sided, entrance porches at 35 Worthing Road, Horsham, West Sussex. 35 Worthing Road is a two storey semi-detached property which lies to the east of Worthing Road, set back from the public highway by approximately 20m. The site is bounded by two neighbouring properties of similar size and appearance which are both set at a similar distance from the road.

The proposal is exact to that which was approved under DC/18/0318 (Erection of single storey side extension and installation of 2x open sided entrance porches) which was permitted on 21/03/2018. The approved works had not commenced thus the permission has since elapsed.

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

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.

Policy HB3 and HB4 of the HBBNP cover the design and character of development within Horsham which is supported by the neighbourhood councils of Forest, Denne and Trafalgar. It advocates for high quality design and construction that integrates with its surroundings whilst minimising impact on natural environments. It should reflect the character and architectural forms of the area in order to protect against inappropriate design.

The proposed development is for erection of a single storey side extension and installation of 2No. open sided, entrance porches.

The proposed single storey side extension would extend to a width of 5.25m and a depth of 5.3m, and would incorporate a hipped roof extending to a total height of 4.7m. The proposal would include an overhang porch to the entrance door of the side extension, and this would incorporate a hipped roof measuring to a height of 2.9m. It is also proposed to incorporate an open-sided front porch over the existing front entrance door of the dwelling which would project to a depth of 1.15m and a width of 2.65m. The proposal would incorporate a hipped roof to a height of 3.3m, and would be finished in timber frame and a tiled roof.

The proposed extension is considered to be of a design and overall form that would relate sympathetically to the character and appearance of the existing dwelling. It is considered that the proposal would be of a scale, form and appearance that would sit appropriately within the context of the site and surroundings. The fenestration alterations to the rear of the building would be inconsequential in the context of the existing building. As such, the proposal is considered to accord 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.

The proposed side extension would extend within 0.8m of the southern boundary, with the northern elevation of the neighbouring property built within 1m of this boundary. Whilst the proposal would extend closer to the shared boundary, it is considered that the hipped nature of the proposed extension would reduce the perceived impact upon the neighbouring property. It is noted that the neighbouring property to the south includes a side entrance to the ground floor and a high level window within the roof apex.

Whilst the proposal would further extend toward the southern boundary, it is considered that the scale and form of the addition, incorporating a hipped roof has considered potential harm to the neighbouring property. Therefore, the proposal is not considered to result in material harm to the amenities of neighbouring properties through loss of light or potential overlooking. As such, the proposed development is considered to accord with Policy 33 of the Horsham District Planning Framework (2015).

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 proposed garage would provide covered parking for a single car, with the existing hardstanding. also able to be used for off-road parking. The proposal is not considered to result in harm to the function or safety of the highway network, in accordance with Policy 41 of the Horsham District Planning Framework (2015).

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/24/0451
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Design & Access Statement		NONE	22.03.2024
Elevation plan	Existing	2017/2/3	22.03.2024
Elevation plan	Proposed	2017/2/4	22.03.2024
Location plan		NONE	22.03.2024
Floor plan	Existing	2017/2/1 REV A	22.03.2024
Floor plan	Proposed	2017/2/2 REV D	22.03.2024

DELEGATED

Case Officer sign/initial	J.Burrowes	Date:	10/05/2024
Authorising Officer sign/initial	RHERMITAGE	Date:	17/05/2024