Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

OFFICER CHECKLIST	
WEEK ONE (Date Valid)	**21st October 2024**
Check Neighbours Acknowledgment sent 31/10/2024	4/11/2024
Check Consultations (including newts) / Press List	4/11/2024
Check Description, Plans and Supporting Documents	4/11/2024
Print and Display Site Notice (if required)	N/A
WEEK TWO (+7)	**28th October 2024**
Visit Site or request site visit photos (in accordance with Site Visit Guidance Note)	14/11/2024
Draft HRA / AA if necessary. If the water statement is insufficient discuss with TL / PPO whether to discuss / accept amendments to the strategy.	N/A
Instruct Legal if s106 required (with prior TL / PPO agreement)	N/A
WEEK THREE (+14)	**4th November 2024**
If amendments are likely to be needed discuss with TL / PPO (N.B. Only minor amendments will be accepted in accordance with the Amendment Guidance). When requesting amendments give clear deadline (i.e. start of week 5).	**Emailed agent new plans show parking/amended roof 20/11/2024**
WEEK FOUR (+21)	**11th November 2024**
If no amendments required, contact agent / applicant with update on progress.	**20/11/2024**
Confirm whether delegated or committee decision (re: parish and neighbour representations)	**N/A**
WEEK FIVE (+28)	**18th November 2024**
14-day re-consultation letters to be sent on any amended plans	**N/A**
Prepare draft report	**14/11/2024**
WEEK SIX (+35)	**25th November 2024**
Check 35-day Cllr call-in for Committee	
If decision based on original plans, report to be drafted and submitted for sign off	
WEEK SEVEN (+42)	**2nd December 2024**
If decision based on amended plans, report to be drafted and submitted for sign off	**N/A**
Reason for EOT	**N/A**

APPLICATION NO./ADDRESS:

DC/24/1642
64 Blackbridge Lane, Horsham, West Sussex, RH12 1RX

DESCRIPTION:

Erection of a two storey front extension.

RELEVANT PLANNING HISTORY:

DC/24/1613	Demolition of existing conservatory and erection of a single storey rear extension. (Lawful Development Certificate - Proposed).	Pending Consideration

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 41 - Parking

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

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

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.

West Sussex County Council Highways:

Weight is given to the fact that the proposal as above would be unlikely to generate additional movements over that already generated by the property, the parking layout does not appear affected or restricted by the proposal and therefore would not be considered to cause a severe highways safety concern.

The Local Highway Authority does not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

Parish Comments:

Raised comments in objection to the application. Not in keeping with the surrounding area, reduce light, parking concerns.

Representations:

5 objections received, plus 2 further comments from 2 address points. Representations were objecting to the application for the following reasons: -

- Negatively impact the street scene
- Undermine the character of the area
- Loss of parking
- Loss of light to neighbouring property
- Dominant and inappropriate feature
- Out of keeping with the established street scene
- Access issues

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. A site visit has also been carried out as objections were received.

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.

Policy HB3, Character of Development, of the Horsham Blueprint Business Neighbourhood Plan states that – “Development is expected to preserve and enhance the Character Area in which it is located. The design of new development should take account of the local context and reflect the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area. Innovation in design will be supported, however, where this demonstrably enhances the quality of the built form in a character area.”

Policy HB4, Design of Development, of the Horsham Blueprint Business Neighbourhood Plan states that – “Development is expected to demonstrate a high quality of design, which responds and integrates well with its surroundings”.

64 Blackbridge Lane is within the built-up boundary of Horsham. The application seeks planning permission for the erection of a front two storey extension and associated alterations. Proposed materials are to match those of the existing property.

It is noted that objections have been received from neighbours and the Parish Council raising concerns with the impact the proposal would have on the street scene and character of the area.

Initial concerns were raised with the design of the proposed roof, which was considered to be disproportionate to the character of the dwelling. The design has been amended to increase the pitch of the roof so that it sits comfortably against the elevation and overall character of the dwelling. The amendments to the scheme are considered to have improved the overall quality of the proposed extension so that it relates sympathetically to the character of the dwelling.

It is recognised that the proposal would represent the first of its kind within the street scene, albeit that there are examples of projecting features within the wider area, including the existing single storey front porch of the host dwelling. Whilst the proposal would project forward of the established build line, the proposal is considered to reflect the character and appearance of the host dwelling, and would be a modestly sized addition that would not detract significantly from the visual amenity of the street scene.

For these reasons, the proposed extension is considered to be of a design, scale, and form that would sit comfortably within the context of the host dwelling and character of the street scene, in accordance 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.

Objections have been received to the proposal on the basis of a loss of light to the neighbouring property. It is however considered that sufficient spacing would be retained between the application dwelling and the neighbouring properties to limit loss of light. In addition, it is considered that the siting and layout of the proposed extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Impact on Highways

Policy 40 of the HDPF requires developments to provides safe and suitable access for all vehicles, pedestrians, cyclists, horses riders, public transport and the delivery of goods.

Objections have been raised around parking are due to there being limited parking along the street, and use of the street at school times increase parking needs in the area. The concerns were that the front extension would limit off street parking.

The application site does not benefit from offroad parking like other properties within the street, with the area to the front of the dwelling retained as garden. The proposed extension would sit within this garden area and would not therefore be considered to result in a loss of parking.

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 **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/24/1642
(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
Location & Block plan	Location and Block Plans	01	21.10.2024
Floor plan	Floor Plans	01	20.11.2024
Elevation plan	Elevations	02	20.11.2024
Location & Site plan	Showing parking	01	14.11.2024

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 11/12/2024

Authorising Officer sign/initial Tamara Dale Date: 16.12.2024