Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0416
16 Gresham Place, Henfield, West Sussex, BN5 9QJ

DESCRIPTION:

Demolition of existing garage and outbuildings. Erection of a two storey side extension and single storey rear lean to extension and associated alterations to create an attached annexe.

RELEVANT PLANNING HISTORY:

DC/24/1727 Erection of a single storey ancillary annexe to the rear. Withdrawn Application on 10.12.2024

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 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

Henfield Neighbourhood Plan (2020) (HNP):
Policy 1 – A Spatial Plan
Policy 4 - Transport, Access and Car Parking
Policy 10 – Green Infrastructure and Biodiversity
Policy 12 – Design Standards for New Development

Henfield Parish Design Statement
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:

Southern Water: Advisory

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 Objection (received 04.04.2025)

Representations:

One neighbouring representation received in support of the application – for reason of design

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. 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 12 of the HNP, which requires that 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.

The application site is located to the east side of Gresham Place, within the Henfield BUAB. The host property (No.16) is a two-storey dwelling semi-detached to its north elevation, side gabled to the south, with an attached flat roofed single garage to the south elevation. The single garage is attached to the dwelling via a lean to structure and outbuilding. The host garage is also attached at its south elevation to a flat roofed garage belonging to the no.17 who as part of the works would like their garage removed also as the garages are defunct in use for vehicle parking due to their narrow width.

Planning permission is sought to demolish the existing garage and outbuilding and to erect a two-storey (south) side extension, with ridge height set just below the main ridge height and gabled to the side with matching eaves height. Also proposed is a single-storey rear extension with mono pitch roof to maximum height of 3.38m. It is set out in the planning statement that the alterations are to facilitate creation of an attached ancillary annexe to accommodate the applicant's family, this would then allow some independence and privacy if required whilst living together under the same roof.

An additional first floor window is proposed to the front and side and these are to be obscure glazed. Two ground floor side (south facing) windows are proposed and a side door entrance. One to be obscure glazed and a new garden side boundary wall will also provide screening at ground floor level. The side (south) elevation will be 1m width away from the side boundary to maintain a side access pathway to the side door & garden to the rear. Following advice from officers a further additional ground floor window is proposed to the front to create a more uniform pattern of windows and is also to be obscure glazed to service a shower room. Proposed materials are bricks, roof tiles (double pantile concrete), hanging tiles (redland plain concrete Cotswold sandfaced), rainwater goods and windows to match the existing dwelling.

Overall, the proposal would be a subservient addition to the dwelling and is considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling, and which would not harm the character or appearance of the wider area. 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 extension and new windows and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity due to obscure glazing being conditioned. It is noted that no neighbouring representations of objection have been received and one neighbouring representation of support received.

Water Neutrality

There is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a significantly 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-Occupation Condition**: The extension hereby permitted shall not be occupied until the firt floor windows to the Front (East) and Side (South) elevations, labelled as obscured glazed on Elevations Plan AJP05 REV.01, have been fitted with obscured glazing. No part of those windows that are less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

Reason: To protect the privacy of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The materials and finishes of all new external walls, windows and roof tiles of the development hereby permitted shall match in type, colour and texture those of the submitted application details.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 16 Gresham Place (as identified on the approved plans) and shall not be occupied as a self-contained unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 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/25/0416
(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 plan	Proposed Site Plan	AJP07	18.03.2025
Floor plan	Proposed Ground Floor Plan	AJP03 REV 02	05.06.2025
Roof plan	Existing and Proposed Roof Plan	AJP08	18.03.2025
Elevation & Floor plan	Existing Floor Plans and Elevations	AJP01	18.03.2025
Elevation plan	Proposed Rear (West) and Side (North) Elevations	AJP06	18.03.2025
Location plan	Existing Site Plan	AJP02	18.03.2025
Elevation plan	Proposed Front (East) and Proposed Side (South) Elevations	AJP05 REV 01	13.05.2025
Floor plan	Proposed First Floor Plan	AJP04 REV 02	05.06.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 30.05.2025

Authorising Officer sign/initial Tamara Dale Date: 05.06.2025