Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0685
2 Smith Road, Broadbridge Heath, Horsham, West Sussex, RH12 3UJ

DESCRIPTION:
Conversion of loft into habitable living space with the installation of 2no. pitched roof dormers and 3no. rooflights.

RELEVANT PLANNING HISTORY:
No relevant planning history.

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

Neighbourhood Plan:
Broadbridge Heath is not a designated neighbourhood plan area.

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Quality
Policy 20: Development Principles

Planning Advice Notes:
Facilitating Appropriate Development

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.

Parish Comments:
Broadbridge Heath Parish Council - No comments received
Warnham Parish Council (Neighbouring Parish) – No objection

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 conversion of the loft into habitable living space, with the installation of 2 pitched roof dormers to the front elevation, two roof lights to the rear elevation and one rooflight to the side elevation, at 2 Smith Road, Broadbridge Heath. The property is a modern dwelling, situated within the built-up area boundary.

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, taken during the course of a site visit. 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.

The two pitched roof dormers, which are proposed on the front elevation, would sit below the ridge line of the dwelling, set into the roof slope and are proportionate to the existing roof given the scale of the property. Pitched roof dormers and rooflights are an established part of the street scene, with many examples in close proximity. The proposed additions would be constructed with materials matching those of the existing dwelling.

The proposal would be a clearly subservient addition 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 noted that no objections have been received relating to these proposals. Whilst the rooflights are proposed on both the rear and side elevations, given the angle of the roof slope, they would not give rise to overlooking or privacy issues for the neighbouring properties. This is the same for the roof dormers, with their location on the front elevation set at a sufficient distance from the opposite dwelling, 1 Smith Road.

Given that the property is located within an established residential area, it is considered that the siting and layout of the proposals and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenities. The amenity impacts of the proposal are therefore considered acceptable and in accordance with Policy 33 of the HDPF.

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 193 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 to be used in the development hereby permitted shall strictly accord with those indicated on the approved plans and application form.

Reason: To enable the Local Planning Authority to control the development in detail 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/25/0685
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Floor plan	Proposed Floor Plans	002 REV A	25.04.2025
Elevation plan	Existing and Proposed Elevations	003 REV A	25.04.2025
Block plan	Existing Block Plan	006 REV A	09.05.2025
Location plan	Location Plan	007 REV A	09.05.2025

DELEGATED

Case Officer sign/initial Sam Nye Date: 24/06/2025

Authorising Officer sign/initial RHERMITAGE Date: 04.07.2025