Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0869
13 - 15 Queen Street, Horsham, West Sussex, RH13 5AA

DESCRIPTION:
Incorporation of short parapet wall (amendment to existing planning approval ref: DC/21/1983)

RELEVANT PLANNING HISTORY:

DC/18/0615	Non material amendment to previously approved application DC/17/0355 (Erection of front and rear extensions and alterations to existing shops/flats to form 2no additional flats) Fenestration alterations to rear extension. Alterations to ground and first floor layout.	Application 26.04.2018	Permitted on
DC/18/2557	Demolition of existing shops/flat and erection of a part three storey, part two storey building to form 3 no. dwellings and 2 no. retail units.	Application 15.03.2019	Permitted on
DISC/19/0223	Approval of details reserved by conditions 3, 4 (a), 5 (pre-commencement noise survey only), 6, 7 and 8 on DC/18/2557	Application 25.02.2020	Permitted on
DC/21/1983	Erection of a two storey rear extension.	Application 30.03.2022	Permitted on
DISC/22/0091	Approval of details reserved by condition 3 to approved application DC/21/1983.	Application 14.07.2022	Permitted on
DC/23/0434	Variation of condition 10 of previously approved application reference DC/18/2557 (Demolition of existing shops/flat and erection of a part three storey, part two storey building to form 3 no. dwellings and 2 no. retail units) to allow for a change to wording from class A1 to a general Class E use.	Application 27.06.2023	Permitted on

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

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

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 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

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

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, 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”

The application seeks planning permission for the incorporation of short parapet wall (amendment to existing planning approval ref: DC/21/1983). The proposed amendment to the rear of the property for

the incorporation of a short parapet wall would not be seen from a public vantage point and would not stand out as intrusive or unduly dominant. It is therefore, considered that the proposed works would not have a detrimental impact on the host property or the surrounding area.

It is considered proposal would remain subservient to the main dwelling as approved under DC/21/1983 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 the resulting 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 186 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 to be used in the development hereby permitted shall strictly accord with those indicated on the 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/24/0869
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	07.06.2024
Block plan	As existing and proposed	NONE	07.06.2024
Elevation plan	Rear, as existing and proposed	NONE	07.06.2024
Elevation plan	Side, as existing and proposed	NONE	07.06.2024
Details plan	Gutter amendments, as proposed	0001 S2 REV P02	07.06.2024
Elevation plan	Side, as existing and proposed	NONE	07.06.2024
Roof plan	As existing and proposed	NONE	07.06.2024
Floor plan	Ground, as existing	NONE	07.06.2024
Floor plan	Ground, as proposed	NONE	07.06.2024
Floor plan	First, as existing	NONE	07.06.2024
Floor plan	First, as proposed	NONE	07.06.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 29.07.2024

Authorising Officer sign/initial RHERMITAGE Date: 02.08.2024