Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0830
18 Illett Way, Faygate, West Sussex, RH12 0AJ

DESCRIPTION:
Variation of Condition 1 of previously approved application DC/23/1535 (Erection of a two-storey rear extension with associated alterations) Variation sought to extend the first floor with minor alterations to windows and doors.

RELEVANT PLANNING HISTORY:

DC/23/1535	Erection of a two-storey rear extension with associated alterations.	Application Permitted on 11.10.2023.
DC/21/0205	Conversion of garage into habitable living space.	Application Permitted on 01.04.2021.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

Neighbourhood Plan:
Colgate has not been designated as a Neighbourhood Plan area.

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:

Objection – the variation looks to be a significant change and CPC asks if a new planning application is required?

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 seeks an amendment to the existing planning permission (ref: DC/24/0830) through a variation of the approved plans list (Condition 1), to accommodate a series of amendments to the approved design. The amendments include: -

- Extending the first floor
- Infill extension between carport and existing gym
- Alterations to the windows and doors

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.

Design 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.

In comparison to the existing planning permission, the ground floor space between the carport and the gym would be infilled to connect this to the main dwellinghouse, and the depth of the first-floor extensions would be increased, with a previously approved single-storey projection built over at first-floor level. The two-storey extension would extend the dwelling by approximately 5.63m in total at the rear. It is considered that while this is a significant addition that the extension would remain subservient to the host dwelling. The extension would retain separation and openness around the rear of the building, such that it would not create a cramped or overdeveloped appearance to the site or locality.

The proposed alterations to the external fenestrations would be minor, with the new layout sensitive to surrounding amenity.

The development, therefore, on balance, would not result in significant harm to the built environment. The design, scale and form of the proposal is considered to integrate satisfactorily with the host building such that it is not considered that the proposal would have an unacceptable impact on the character of the area. The proposal would therefore be in accordance 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 siting of the extension would retain some separation from shared boundaries with adjoining properties. While the extension is a sizeable addition for the plot, it is not considered that the proposal would result in unacceptable harm to neighbouring amenity as neighbouring properties are positioned to mitigate any potential overlooking. The proposal would therefore not create any views which would be unusual or unexpected in a residential location such as this, and no harmful loss of privacy would result. The amenity impacts of the proposal are therefore considered acceptable and in accordance with the above policy.

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.

Other Considerations

The comments of the Parish Council are noted in respect of the extent of the amendments proposed, and whether this should require a fresh planning permission.

Conclusion

It is considered that the proposal, due to the resultant visual bulk and overdevelopment, is not considered to comply with relevant local and national planning policies and is therefore recommended for refusal.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted must be commenced by the 11.10.2026.

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/24/0830
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Floor plan	As proposed	A1-07 REV B	29.05.2024
Roof plan	Section, as proposed	A1-08 REV B	29.05.2024
Elevation plan	As proposed	A1-09 REV B	29.07.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 31.07.2024

Authorising Officer sign/initial RHERMITAGE Date: 02.08.2024