Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0275
3 Shandys Close, Horsham, West Sussex, RH12 1TY

DESCRIPTION:

Demolition of existing conservatory and erection of a single storey rear wrap around extension.

RELEVANT PLANNING HISTORY

None relevant.

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

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

Horsham Town Design Statement 2008

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

HDNC has no objection to the proposed single storey extension. However, this application also seeks to change the position of the fence and the boundary of the property is not clear. It is not stated if there

are restrictions, pertaining to the property or estate, about moving the fence line or retaining an open plan area.

Therefore, until this is clarified, HDNC objects to moving of the fence line which would be detrimental to the general amenity of Shandy's Close, and as it is on a bend, would compromise sight lines and therefore road safety.

Representations:

1 representation received which **objected** to the proposal:

The proposal would result in the enclosure of land intended as part of the development's overall open plan design (contrary to the Horsham Town Design Statement 2008). Further it would reduce traffic sight lines.

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.

3 Shandys Close is an end terrace dwelling located in the built-up area of Horsham. The application site is situated within a cul-de-sac, with an area of parking towards the bottom of the road. The surroundings are comprised of residential dwellings, with green space and timber fencing as boundary treatment. The application seeks permission to demolish the existing conservatory and erect a single storey rear wrap around extension. The proposed extension would extend 3.3m from the rear and be 3.54m in height sitting just under the window. The extension would wrap around the side and would extend 1.97m from the side elevation and be 3.2m in height. The extension would be set back from the front building line to sit as a subservient addition. Materials would match the existing, with facing brickwork and tiles for the roof. The relocation of the fence line would accommodate the extension comfortably within the residential curtilage.

It is noted that the fence line is proposed to be moved out by 1.8m from the existing location. The fencing would match that of the existing. The applicant is the owner of the land that is seeking to be enclosed by the relocation of the fence. The loss of space and openness would be a consideration for this application, as the fence would enclose an area of green verge.

The objections relating to the fence are acknowledged. It is considered that the relocated fence would enclose some of the existing green space, however, a section would be retained to keep the appearance of the street scene, with the grass verge next to the pathway. It is considered that the fence would be of a similar appearance to the fencing in the surrounding street so the character and appearance of residential dwellings and green space would be maintained.

Tthere are examples of timber fencing within the street scene and given the residential context of the site, and cul-de-sac, it is considered that the relocation of the fence is not harmful enough to warrant a refusal.

The proposal would be a 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.

The siting and layout of the proposed extension and resulting relationship with neighbours would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Highways Impacts

Concerns have been raised by objections relating to traffic line of sight, it is considered that the road is a cul-de-sac and there would be minimal through traffic. The relocated fence would also retain some green space so the line of sight for traffic would not be harmfully impacted. On the balance of considerations, it is considered that this is not harmful enough to justify a reason for refusal.

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.

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/24/0275
(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
Elevation plan	Existing Elevations	DE1234/03 REV P1	19.02.2024
Elevation plan	Proposed Elevations	DE1234/05 REV P1	19.02.2024
Floor plan	Existing Floor Plans	DE1234/02 REV P1	19.02.2024
Floor plan	Proposed Floor Plans	DE1234/04 REV P1	19.02.2024
Location & Block plan	Site Location & Block Plan	DE1234/01 REV P2	04.03.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 29.04.2024

Authorising Officer sign/initial Tamara Dale Date: 29.04.2024