DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0913
5 Fordingbridge Close, Horsham, West Sussex, RH12 1JN

DESCRIPTION:

Conversion of existing garage into habitable living space, erection of a single storey front extension. Replacement of existing flat roof with a pitched roof and creation of a front porch.

RELEVANT PLANNING HISTORY:

DC/19/1193	Fell 1 x Lime and 1 x Laurel (Works to Trees in a Conservation Area)	Application Permitted on 16.07.2019
DC/22/1303	Conversion of loft into habitable living space, incorporating creation of 1no dormer to front, 2no dormers to rear and installation of 2no rooflights to front.	Application Refused on 26.10.2022

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

[Forest, Denne, Trafalgar] Horsham Blueprint Business Neighbourhood Plan (HBBNP) 2019 - 2036:
Policy HB3 - Character of Development
Policy HB4 - Design of Development
AIM2 - Conserving Heritage Assets

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

Horsham District Council – Conservation: No Objection

The application property is one of a small enclave of relatively contemporary dwellings located in the Horsham Conservation Area. The proposal seeks to extend and convert the existing garage, including a pitched roof and creation of a front porch. The building has a neutral impact on the character of the conservation area and it is considered that the proposed extension due to its design and form would not result in additional harm.

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

Horsham Denne Neighbourhood Council considers that the impact of this proposal on the conservation area and street scene to be minimal and it would not affect the amenity and privacy of the neighbours.

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 proposed development is for conversion of existing garage into habitable living space, erection of a single storey front extension. Replacement of existing flat roof with a pitched roof and creation of a front porch at 5 Fordingbridge Close, Horsham, West Sussex. 5 Fordingbridge Close is a detached two storey dwelling and of a small enclave of relatively contemporary dwellings within the Horsham Conservation Area. Dwellings are positioned on the east of Fordingbridge Close with the River Arun running to the west of the road.

Previously, DC/22/1303 (Conversion of loft into habitable living space, incorporating creation of 1no dormer to front, 2no dormers to rear and installation of 2no rooflights to front) was submitted and refused. An appeal was lodged under APP/Z3825/D/23/3314148, which was dismissed. This application is a new proposal that has reduced the scale of development.

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.

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 34 of the HDPF seeks to conserve, sustain and protect the cultural and heritage assets that are within the district. It ensures that development within conservation areas is consistent with the special character of buildings and areas of which they are located within. Areas and buildings that fall under conservation, Listed Building designations or are approximate to them will be protected from inappropriate development which will harm the character and setting of the area / building.

Policy HB3 and HB4 of the HBBNP cover the design and character of development within Horsham which is supported by the neighbourhood councils of Forest, Denne and Trafalgar. It advocates for high quality design and construction that integrates with its surroundings whilst minimising impact on natural environments. It should reflect the character and architectural forms of the area in order to protect against inappropriate design.

AIM2 of the HBBNP is to protect and conserve the historical interest and character of Horsham. Horsham has many buildings of historic interest and conservation areas which purpose is to protect buildings from being harmed by development that is not in character to the area.

The proposed development is for conversion of existing garage into habitable living space, erection of a single storey front extension. Replacement of existing flat roof with a pitched roof and creation of a front porch at 5 Fordingbridge Close, Horsham, West Sussex. The proposal sees a relatively small extension proposed to the front of the property that changes the oblique angle of the front door and garage / store to a more conventional, right angled design. This allows the creation of porch and new hallway, as well as internal reconfigurations of the garage and store to allow for a snug, office and a workshop. The forward projecting flat roof garaged would then have a pitched roof with the gable facing forward with the porch roof connected at a right angle. Two skylights are proposed for the snug.

A similar design is already established on the street, with this design considered to neatly integrate into the existing dwelling. It is not envisaged that this proposal would upset the wider character of the area nor the conservation area, with it being appropriately designed and scaled to sit comfortably into the dwelling and wider context.

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 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.

Impact on Parking Provision

Policy 41 of the HDPF states that adequate parking and facilities must be provided within developments to meet the needs of anticipated users. Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere or the need for the development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

The Manual For Streets (MfS) (2007) recommends that garage spaces are 6m x 3m for the use of parking a vehicle. The existing garage is 2.8m x 5.34 and therefore it is not considered to comply with the MfS. As such it is not considered that there is a loss of parking provision and the existing garage is used for domestic storage.

While acknowledged that the proposal would result in the loss of a single garage space, where the incremental loss of garage does reduce parking provision, in this particular instance it is not apparent that any displaced parking would result in harm to amenity, highway safety or the highway network. The proposal would therefore accord with the above policies in this regard.

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/24/0913
(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		NONE	17.06.2024
Floor plan	Existing and Proposed	2402-P1	17.06.2024
Elevation plan	Existing	2402-P2	17.06.2024
Elevation plan	Proposed	2402-P3	17.06.2024
Block plan		2402-P4	17.06.2024

DELEGATED

Case Officer sign/initial JBurrowes Date: 02/08/2024

Authorising Officer sign/initial TDale Date: 12.08.2024