Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1430
105 Woodlands Way, Southwater, West Sussex, RH13 9TF

DESCRIPTION:
Erection of a single storey side and rear 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
Policy 41- Parking

Southwater Neighbourhood Development Plan (2019-2031)
Policy SNP14- Adequate Provision of Car Parking
Policy SNP16- Design

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 25: Parking

Southwater Parish Design Statement 2011

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

WSCC Highways: Comment (summary)
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary

to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

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 on the grounds of insufficient parking under policy SNP14.3

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 SNP16 of the SNDP requires developments to be of high quality design promoting appropriate design and safety, as well as not causing unacceptable impacts on neighbouring amenity.

The proposal is for the erection of a single storey side and rear extension at 105 Woodlands Way, Southwater, RH13 9TF. The site is located within the Built Up Area boundary of Southwater, sitting within a row of semi-detached houses along Woodlands Way with a relatively uniform appearance, consisting of buff brickwork and red hanging tiles on their external walls.

The proposed side and rear extension would be sited beside the existing dwelling in front of the existing garage with a depth of just over 10.1 metres. There would be a set back of a metre from the principal elevation of the existing dwelling, a width of 2.6 metres at the front and just over 2.9 metres at the rear. The internal width of the proposed extension would be the same, with the additional width at the rear being an additional external wall.

Even though the dwelling is located along a row of uniformly designed semi-detached houses, numerous other dwellings already have either single-storey and two-storey side extensions. The proposal of using matching materials in the proposed extension is considered sympathetic to the character and appearance of the existing dwelling and the surrounding area.

The proposal 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 of the proposed extension risk causing a loss of light to the existing ground floor rear window of the host dwelling, but impacts to neighbours would be minimal. 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 overlooking, light intrusion, and harm to neighbouring amenity.

Parking

Policy 41 of the HDPF seeks to secure adequate parking provisions in development 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.

Policy SNP14.3 of the SNDP requires adequate parking provision for extensions. Proposals that would result in the creation of additional bedroom space at existing dwellings should also include increases in parking spaces within the curtilage of the dwelling to the same level as if it were a new dwelling unless this is not practically possible.

Planning permissions have been granted to similar side extensions erected on dwellings of an identical appearance and scale on Woodlands Way that had resulted in a loss of one parking space to the side of the dwellinghouse.

This proposed development would also result in a loss of one parking space to the side of the dwelling. However, the hardstanding to the front of the dwelling is capable of accommodating three parking spaces (total width of 7.7m, standard parking space width of 2.4m x 3 = 7.2m). As per the requirements of SNP14.3 of the SNDP, the extension would accommodate an additional bedroom, therefore increase it from a three-bed property to four. SNP14.1(a) requires that '*every dwelling will provide, for use associated with that dwelling, 2 parking spaces and one additional parking space for each additional bedroom over a total of three'*. As above, the driveway is capable of accommodating three cars. Whilst the proposal may result in the loss of a parking space, the off-street parking provision on the site still complies with the policy requirements as above. In addition, it is considered that sufficient spaces are present on-street to accommodate additional parking demand if required, and the proposed extension is therefore considered acceptable.

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 and approved plans.

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/24/1430
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Existing	PSD/2024/535 REV A01	17.09.2024
Location & Block plan		PSD/2024/535 REV A03	17.09.2024
Elevation & Floor plan	Proposed	PSD/2024/535 REV A02	17.09.2024

DELEGATED

Case Officer sign/initial Joshua Lee Date: 06.11.2024

Authorising Officer sign/initial RHERMITAGE Date: 11.11.2024