Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0653
11 The Ridings, Bramber, West Sussex, BN44 3PX

DESCRIPTION:
First floor extension to enclose balcony over garage on front elevation. Replacement of front windows to front elevation with the addition of a bay window to ground floor.

RELEVANT PLANNING HISTORY:

DC/21/1180	Fell 2 x Sycamore and Surgery to 2 x Ash	Application Permitted on 19.07.2021
DC/19/0573	Fell 1 x Sycamore	Application Permitted on 08.05.2019
DC/17/0721	Single storey extensions to front and rear	Application Permitted on 03.05.2017
DC/12/0228	Surgery to 3 x Ash (T2, T4 and T6) and 2 x Sycamore (T3 and T5) trees	Application Permitted on 06.03.2012
DC/09/0517	Sugery to 4 Ash (T1, T2, T4 and T6) and 2 Sycamore (T3 and T5) trees	Application Permitted on 29.05.2009
DC/07/2019	Replacement porch and alterations (Certificate of Lawful Development - Proposed)	Application Permitted on 22.10.2007
BM/17/98	Surgery on ash and sycamore trees Site: 11 The Ridings Bramber	Application Permitted on 18.11.1998
BM/24/92	Fell one tree & surgery on 7 trees Site: 11 The Ridings Bramber	Application Permitted on 21.10.1992
BM/4/70	Extension to ground floor living accommodation (From old Planning History)	Application Permitted on 10.04.1970

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 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

Bramber Neighbourhood Plan 2018 to 2031:
Policy B2: Character of development
Policy B3: Design of development
Policy B5: Protecting flora and fauna

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:
HDC Arboriculture: No Objection.

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:
One representation was received, objecting to the proposal due to loss of light.

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
Planning permission is sought to create a first-floor extension to enclose the existing front balcony (2m depth), over the existing forward projecting garage. A gable would be created on the front elevation (left side) to match the existing gable with the existing forward facing shallow pitch roof remaining between. The windows are to be replaced in a light grey upvc. Roof tiling would match the existing with cladding to the first-floor extension. On the ground floor, the front elevation kitchen window is to be replaced by the addition of a projecting bay window.

Character and Appearance

Policies 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 B2 (Character of Development) of the Bramber Neighbourhood Plan states that 'Development should conserve and where practicable enhance the character area in which it is located. The design of new development should demonstrate how it has taken account of the local context and has reflected 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 where this demonstrably enhances the quality of the built form in a character area. Policy B3 (Design of Development) states 'Development proposals should incorporate a high quality of design, which responds and integrates well with its surroundings, meets the needs of the population of the neighbourhood area and minimises the impact on the natural environment.'

There is evidence of variations in extensions to the front elevations of dwellings in the immediate vicinity within The Ridings. The proposed first floor extension, in place of an existing balcony, would be of a modest depth and proportions, with a roof form which would be sympathetic to the host building. The extension would not stand out as intrusive or unduly dominant in views from the surrounding area.

The proposed bay window to the ground floor, given the existing variation to character and appearance of dwellings in the vicinity, would represent a clearly subservient addition being primarily seen against the backdrop of the main dwelling.

There is no objection to the proposed materials, the locality not so sensitive that the proposed cladding and colour cannot be successfully incorporated within the prevailing character or appearance.

The property is subject of an overarching Area Tree Preservation Order made in 1966 (Ref: TPO/0114). The application has been consulted with HDC Arboriculture and it is considered that there are no mature trees of significant public amenity value/landscape merit within the area of proposed development that will foreseeably be harmed by the associated process.

The proposal is considered to be of a design, form and scale which is not inappropriate 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.

12 The Ridings is set at a different orientation to the application site, with the front elevation of this neighbouring property fronting the side elevation of the host building. No. 12 is set at a significantly higher level than the application site and appreciable separation would be retained between the front elevation (of no. 12) and the proposed front extension (at no. 11). It is considered that this relationship together with the modest depth of the proposed extension is such that no unacceptable impact on amenity would result to the neighbouring property, or any other neighbouring property.

The proposal would not create any views of neighbouring properties which would be unusual or unexpected in a location such as this, and no harmful loss of privacy would arise.

It is therefore considered that the siting and layout of the proposed extension and associated alterations, and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable of harm to neighbouring amenity, 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 submitted plans also suggest an alteration to the roof of an existing single-storey side section of the building, with taller rooflights being installed. It is considered the nature, scale and siting of these alterations would have a neutral impact on both visual and neighbouring amenity, with no unacceptable harm arising.

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 and documents.

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/24/0653
(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		2332-6	26.04.2024
Block plan		2332-5	26.04.2024
Elevation plan	Existing	2332-4	26.04.2024
Floor plan	Existing First	2332-7	26.04.2024
Section plan	Proposed and First	2332-1	26.04.2024
Elevation plan	Proposed	2332-2	26.04.2024
Roof plan	Existing and Proposed	2332-3	26.04.2024
Design & Access Statement		2332 hdc.plan 1	26.04.2024

Supporting Docs	Application Form	NONE	26.04.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 18.06.2024

Authorising Officer sign/initial Guy Everest Date: 21.06.2024