Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0641
63- 97 South Holmes Road, West Sussex, Horsham, RH13 6HN,

DESCRIPTION:
Replacement of the existing timber casement windows/doors to uPVC casement windows.

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 37- Sustainable Construction

Neighbourhood Plan:
North Horsham has not been designated a neighbourhood plan area.

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
HDC Arboriculture: The entire estate including the residential block subject of the application are covered by a blanket Area Tree Preservation Order (Ref: TPO/0092) protecting all trees that were present in 1964 when the TPO was made, prior to the development commencing.

A mature beech off the SW corner of the building is the only remaining mature tree in relatively close proximity to the area of foreseeable development that makes a significant contribution to the landscape setting. The branch spread of the tree will not foreseeably hinder the erection of scaffold or associated process.

Due to the layout and extent of surrounding hardstanding and the nature of the proposed development, it is not considered that the tree requires specific measures to limit potential harm to its key rooting area from the foreseeable development process.

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:
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

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.

The application seeks planning permission for the removal of existing single glazed timber windows and existing PVCu windows for replacement with new reinforced PVC-u double glazed windows.

The proposed changes will not adversely impact on the structure and appearance of the building, as while the glazing pattern of some windows would not match the existing all windows are to be replaced which would maintain the uniformity of the building. The proposed windows will improve weather proofing and thermal efficiency of the building without adversely affecting the character and appearance of the existing dwelling and the wider area. The proposal is therefore considered to be of an appropriate design, form and scale appropriate to the character and appearance of the existing dwelling and would not harm the character or appearance of the wider area, in accordance 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 nature of the proposal would have a neutral impact on neighbouring amenity, with no unacceptable harm arising from the proposal.

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 to be used in the development hereby permitted shall strictly accord with those indicated within the Design and Access Statement.

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/24/0641
(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
Supporting Statement	Condition Survey and Report	NONE	24.04.2024
Location & Block plan		00	24.04.2024
Elevation plan	Existing	01	24.04.2024
Elevation plan	Proposed	02	24.04.2024
Supporting Statement	Planning Fire Safety Strategy	NONE	24.04.2024

Design & Access Statement		NONE	24.04.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 10.06.2024

Authorising Officer sign/initial Guy Everest Date: 14.06.2024