Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1301
27 Church Street, Warnham, West Sussex, RH12 3QP

DESCRIPTION:
Erection of a second storey rear extension over existing single storey extension and erection of a single storey rear extension. Erection of single storey outbuilding at rear of property to form a garage and office.

RELEVANT PLANNING POLICIES
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

Warnham Neighbourhood Development Plan 2017-2031
Policy W5: Design of residential development

Warnham Parish Design Statement

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Quality
Policy 20: Development Principles

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:
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:
None received

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.

Policy 34 of the HDPF aims to sustain and enhance the historic environment through positive management of development affecting heritage assets. By reassuring development preserve and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric, and materials.

Policy W5 of the NP states that development will be supported where they demonstrate high quality design that is in keeping with the scale and existing character of buildings and layout in the area.

The application seeks planning permission for the erection of a second storey rear extension over existing single storey extension and erection of a single storey rear extension. Erection of single storey outbuilding at rear of property to form a garage and office.

The application building is within the Warnham Conservation Area, and although not of historical significance is of its time. The building is one of a small group of buildings which are of a similar style with similar materials making a cohesive group. The use of hanging tiles to the elevations is a traditional feature which reflects the materials palette of the wider conservation area and helps to integrate these buildings into their historic setting. As a whole the prominence of traditional and local construction materials reinforces the local character, appearance and distinctiveness of the area and contributes strongly to the significance of the conservation area.

The proposal is considered to be of a design, form and scale which would be sympathetic to the host building and the pattern of surrounding development. As part of the application process amended plans have been received which would allow for the retention of tile hanging to the front and side

elevations, which this revised approach sufficient to preserve the group character and appearance of the property and those adjoining.

The proposed outbuilding would be a modest addition which would be well contained within the rear curtilage. The small-scale nature of the outbuilding would integrate well with the character of the existing dwelling and would not be considered out of the ordinary within a residential setting and would not detract from the prevailing character of the wider surrounding area.

In totality, it is considered that the proposed development would not create a building which would appear unsightly or discordant in relation to the surroundings. The proposals are 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, which would be preserved. 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 proposed extension would largely align with an existing single-storey projection to the southern neighbour, with this arrangement together with the siting and scale of the proposal such that there would be no unacceptable harm to ground floor windows or the rear amenity space. The first-floor (and roof) projection would extend beyond the rear of the first-floor level of the neighbour and would be visible from the related window openings. It is though considered that the modest extent of the projection, the siting to the north, and the slight retained separation would be sufficient to reduce the magnitude of any impact, such that no unacceptable harm would result.

The proposal would not create any views of neighbouring properties or land which would be unusual or unexpected in a location such as this, and no unacceptable harm to amenity would result in this regard.

It is therefore 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, 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.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

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 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/24/1301

(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
Site plan	Site Location Plan	27CSHCS 01 XX D A 1001 REV P01	25.11.2024
Block plan	Site Block Plan	27CSHCS 01 XX D A 1002 REV PO1	25.11.2024
Site plan	Site Layout Existing & Proposed	27CSHCS 01 XX D A 1003 REV P01	25.11.2024
Floor plan	Ground Floor Existing & Proposed	27CSHCS 01 00 D A 2001 REV P01	25.11.2024
Floor plan	First Floor Plan Existing & Proposed	27CSHCS 01 D A 2002 REV P01	25.11.2024
Roof plan	Roof Level Plan Existing & Proposed	27CSHCS 01 02 D A 2003 REV P01	25.11.2024
Elevation plan	Existing	27CSHCS 01 XX D A 3001 REV P01	25.11.2024
Elevation plan	Proposed	27CSHCS 01 XX D A 3002 REV P01	25.11.2024
Details plan	3D Aerial Views Existing & Proposed	27CSHCS 01 XX D A 6001 REV P01	25.11.2024
Supporting Statement	Heritage Statement	NONE	06.09.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 09.12.2024

Authorising Officer sign/initial Guy Everest Date: 12.12.2024