Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1372
Severn Cottage , Charlwood Road, Ifield, West Sussex, RH11 0JZ

DESCRIPTION:

Erection of a front porch.

RELEVANT PLANNING HISTORY:

DC/18/1161	Erection of a two storey side extension replacing an existing single storey flat roof extension. Repeat application to DC/05/1867.	Application Permitted on 25.07.2018
DC/20/1110	Installation of pitch roof to garage and alterations including amendments to garage doors to create habitable living space above	Application Permitted on 15.01.2021
DC/23/1031	Demolition of existing porch and single storey side conservatory. Erection of a part two storey and part single storey side extension.	Application Permitted on 01.12.2023

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

Rusper Neighbourhood Plan 2018 – 2031
Policy RUS3 Design

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

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

Policy 28 of the HDPF states that outside the defined built-up area house extensions will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition, extensions should be in keeping with the scale and character of the existing dwelling.

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 RUS3 Design of the Rusper Neighbourhood Plan states that proposals for new development, including extensions to existing buildings, must be of the highest design standards, and will be required to reflect the character and scale of surrounding buildings.

Severn Cottage is a semi-detached two storey dwelling on the outskirts of Ifield. The site is located on the east side of Charlwood Road and outside the built-up area. For the purposes of planning policy, the site is deemed to be in the countryside. The proposal seeks the erection of a single storey front porch. The proposed porch has a lean to roof which matches that of the existing dwelling. It features double doors and windows, and replaces the porch previously approved on application DC/23/1031. The proposed porch is larger, but would still be considered to be in keeping with the property, neighbouring property, character and appearance of the wider area.

The materials to be used in the proposed extension would match those existing. It is considered that on balance the extension would be appropriate in scale and massing to the host dwelling when viewed from the street scene and would not result in overdevelopment of the site. Accordingly, it is considered that the proposed development would not have a significant negative impact on the street scene or on the character of the area and would not be in conflict with Policies 26, 28 and 33 of the HDPF.

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.

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 on the plans and application form.

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/24/1372
(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
Block plan	Proposed Block Plan	CR-1306-PBP Rev V1	09.09.2024
Location plan	OS Map	CR-1306-OS Rev V1	09.09.2024
Elevation plan	Proposed Left Side Elevation	CR-1306-PLSE Rev V1	09.09.2024
Elevation plan	Existing Right Side Elevation	CR-1306-ERSE Rev V1	09.09.2024
Elevation plan	Proposed Right Side Elevation	CR-1306-PRSE Rev V1	09.09.2024
Elevation plan	Existing Front Elevation	CR-1306-EFE Rev V1	09.09.2024
Elevation plan	Proposed Front Elevation	CR-1306-PFE Rev V1	09.09.2024
Elevation plan	Existing Left Side Elevation	CR-1306-ELSE Rev V1	09.09.2024

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 04/11/2024

Authorising Officer sign/initial Tamara Dale Date: 28/11/2024