DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0718
Danhill Farm, Green Meadows , Harbolets Road, West Chiltington, West Sussex, RH20 2LQ

DESCRIPTION AND LOCATION:
Permission is sought for roof alterations to create study with formation of new dormer window and additional velux windows to three elevations

Green Meadows is a detached property, converted from a barn, set within the wider context of now residential buildings. These properties were formerly part of Danhill Farm. Green Meadows, similar to the rest of the developed properties, has been design in a manner which respects their original uses as barns.

The proposal would raise the roof of one gable end on the west elevation. A dormer and rooflight are proposed to the south elevation, another rooflight is proposed to the north elevation. To the east elevation four rooflights are proposed.

RELEVANT PLANNING HISTORY
None relevant

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
Policy 34- Cultural and Heritage Assets

Thakeham Neighbourhood Plan
Thakeham6 - Design

Thakeham Parish Design Statement

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

District Newt Licensing: No objection, 19/06/2024

Thank you for reconsulting me on the above planning application. The type of development is not considered to be relevant to the District Licensing Scheme in this case and we consider there would be

no likely impact on great crested newts or their habitats. I therefore have no comments to make at this time. If the proposal changes, then please seek further advice from me if necessary.

District Newt Licensing: 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:
7 representations (from 5 individual addresses) have been received objecting to the proposal for the following reasons:

- Privacy, light and noise
- Overlooking.
- Concerns about the impact of the velux window.
- Overshadowing.
- Loss of light.
- Dormer window would not be in keeping.
- A restrictive covenant is in place at the property restricting the use to residential.
- The plans show an area of the driveway from the road up to Green Meadows, only part of this is owned by the applicant.
- Detrimental impact on property value.
- A business is registered at the site the proposal may increase this use.
- Concerns about the reliability of the revised plan.

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

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 Thankeham6: Design states that, "*the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, should reflect any architectural or historic characteristics of particular merit in, and the scale of the surrounding buildings and in the wider area. Development proposals will be expected to demonstrate have had regard to the Thakeham Parish Design Statement"*

The proposed rooflights would be well contained within the roofslope and would not appear unduly prominent or intrusive, being of a design, form and scale appropriate to the roofscape, character and appearance of the existing dwelling. They are not considered to harm the character or appearance of the wider area.

The proposed dormer would similarly be a modest addition which would match the siting of ground floor fenestration, with a design and materials which would ensure it appears suitably subservient, and sympathetic to the appearance of the property and surroundings.

The raised ridge height would result in a loss of symmetry between the host building and western neighbour. This existing symmetry is not though considered to be of fundamental importance, with the roof extension maintain the existing overall roof form, which is a characteristic of the building, and the siting and relationship with surrounding development is considered sufficient to minimise the resulting visual impact. The roof extension would not appear harmfully discordant in relation to the character or appearance of the existing building or surrounding area, and no adverse visual harm would result.

Taken as a whole, the proposal would be clearly subservient and 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 rooflights to the east and northern elevations would not create significant potential for intrusive views to adjoining properties and land, with their pitch within the roofslope such that views would be directed up rather down, with additional windows already present at first floor level to these elevations. It is therefore considered that no additional unacceptable views would be created as a result of the rooflights to these elevations.

The dormer window and rooflight to the southern elevation would create new openings at first floor level in a roof slope where none are currently present. While it is recognised that this may create some overlooking of neighbouring land it is not considered this would lead to a harmful loss of privacy. The openings would primarily front the driveway of the application site with only oblique views over neighbouring land possible. In addition, the nature of the locality is such that there is already a degree of mutual overlooking between properties with the affected land an access road / parking rather than primary amenity space. The impact on these openings is therefore considered acceptable.

The siting of the raised ridge and the resulting relationship with neighbouring properties is such that no unacceptable impact on neighbouring amenity would result from this element of the scheme.

The proposal would create additional accommodation for use in connection with the existing dwellinghouse. This would not, as a matter of course, be expected to result in significant potential for harmful levels of noise or disturbance.

The proposal entails modest extensions and alterations to an existing dwelling, with the nature and magnitude of related construction activities such that no unacceptable harm arising from noise or disturbance would be expected. It is not therefore considered necessary to impose any conditions in regard.

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 matters

Concerns have been raised in the representations about the inclusion of the driveway in the redline. The inclusion of the area from the dwelling to the nearest adopted highway is a validation requirement. In this instance this area has not been taken into account when assessing the size of the exiting plot and the suitability of the proposals scale.

The use of the property for commercial purposes has also been raised as a concern. The proposed plans show at study at first floor level which would be akin to a home office, with no evidence to suggest it generates a level of activity which would amount to a material change of use. In any case, the application does not propose any change of use (from a dwellinghouse) and none is indicated within the submitted plans. If necessary, this could though be investigated by the Planning Compliance Team should the need arise.

The presence of a covenant at the site would not be affected by this planning application and would instead be a private matter. The impact of the proposal on property value is not a material consideration, with matters relating to structural safety addressed through other legislation, such as the Building Regulations.

Concerns were raised about the reliability of the section plan provided to the Local Planning Authority, particularly with respect to the impact on light. The assessment of the application included a site visit where the relationship between the proposed development and neighbouring properties could be viewed and the impact assessed. The above considerations are not therefore based solely on the submitted plans, and there is considered to be sufficient information available to properly assess and determine the application.

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 and finishes of all new external walls, windows and roofs of the development hereby permitted shall match in type, colour and texture those of the existing building.

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/24/0718

(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		2985/1	08.05.2024
Block plan		2984/2	08.05.2024
Roof plan		2985/2	08.05.2024
Floor plan	Proposed	2985/5	08.05.2024
Elevation plan	Proposed	2985/6	08.05.2024
Section plan	Proposed	2985/8	07.06.2024

DELEGATED

Case Officer sign/initial Alice Johnson Date: 03/07/2024

Authorising Officer sign/initial Guy Everest Date: 03.07.2024