Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0545
56 Irwin Drive, Horsham, West Sussex, RH12 1NJ

DESCRIPTION:
Erection of a front porch, first floor side extension. Installation of a first floor window on the side elevation.

RELEVANT PLANNING HISTORY:

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|---|---|---|---|---|
| DC/24/0072 | Erection of a front porch, first floor side extension and installation of a new window on the side elevation. | Application 07.03.2024 | Permitted | on |
| HU/268/02 | Conservatory<br>Site: 56 Irwin Drive Horsham | Application 04.10.2002 | Permitted | on |
| HU/293/95 | Single storey rear extension<br>Site: 56 Irwin Drive Horsham | Application 12.01.1996 | Permitted | on |
| HU/137/88 | Single storey extension<br>(From old Planning History) | Application 16.06.1988 | Permitted | on |

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 38- Flooding
Policy 40- Sustainable Transport
Policy 41- Parking

**Horsham Blueprint Business Neighbourhood Plan (HBBNP) 2019 - 2036:**
Policy HB3 - Character of Development
Policy HB4 - Design of Development

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:
No Objections

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
This application is for the erection of a front porch, first floor side extension and installation of a new window on the side elevation at 56 Irwin Drive, Horsham, West Sussex, RH12 1NJ. 56 Irwin Drive is two story detached dwelling that sits on Irwin Drive. There is a loose uniformity to the houses on Irwin Drive with many being akin though discernibly different to that of 56.

A similar scheme on the site was previous approved under application ref: DC/24/0072. This permission incorporated alterations to the existing dwelling to create a side hip, with the first-floor side extension featuring a matching hipped roof form. This current application would essentially retain the side gable to the host building with a matching gable proposed to the extension.

The application has been assessed on the basis of the submitted details, together with the planning history of the site, available images and photographs. 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 proposed development is for the erection of a front porch, first floor side extension and installation of a new window on the side elevation at 56 Irwin Drive. The proposed first floor side extension occurs above the existing double garage and is to be the same width (5.5m) and depth (6.65m) as the existing dwelling house, finishing flush with the existing respective side and rear elevation. The height of the proposed extension of 7.5m is matches the existing roofline. The proposal keeps to the original roof profile and remains pitched. A new open sided porch is also detailed with a pitched roof. This is 3.3m high, 2.15m in width and a depth of 1.3m.

Material choices are to match the existing dwellinghouse in order to assimilate into the character of the existing dwelling and wider area.

The proposal 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.

A new window to the side (south) elevation is proposed to serve a bathroom. This side elevation directly overlooks public amenity land and would have some oblique views into the neighbouring curtilage at no. 58. A condition is recommended to require the window be obscurely glazed in order to protect the neighbouring amenity.

It is therefore considered that the proposal would not have an unacceptable impact on 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**

It is noted that the rear of the curtilage lies within Flood Zone 2 where Policy 38 of the HDPF is of relevance. The extensions would though maintain the existing ground floor level of the dwelling with existing drainage arrangements outside of the flood risk zone. It is therefore considered that the proposal would not result in an increased risk of flooding on and surrounding the site.

**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 **Pre-Occupation Condition**: No part of the development hereby permitted shall occupied until the window at first floor side elevation, as shown on Plan 600/P02 REV. A, has been fitted with obscured glazing. No part of that window that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

Reason: To protect the privacy of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **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.

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**Plans list for: DC/24/0545**

(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 | | NONE | 08.04.2024 |
| Elevation & Floor plan | Existing | 600/P01 | 08.04.2024 |
| Elevation & Floor plan | Proposed | 600/P02 REV A | 08.04.2024 |
| Location & Block plan | | 600-P03 REV A | 08.04.2024 |
| Design & Access Statement | | NONE | 08.04.2024 |

**DELEGATED**

Case Officer sign/initial J.Burrowes Date: 21/05/2024

Authorising Officer sign/initial Guy Everest Date: 03.06.2024