Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0041
15 Quarry Way, Southwater, West Sussex, RH13 9ST

DESCRIPTION:
Erection of a single storey rear extension, single storey porch extension, conversion of garage into habitable living space and alterations to fenestration.

RELEVANT PLANNING HISTORY:
None relevant

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles

Southwater Neighbourhood Development Plan 2018-2031
SNP16 – Design
SNP14 – Car Parking

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.

HDC Arboricultural Officer: No objection – subject to the condition below

The nearest remaining mature tree subject of a Tree Preservation Order (TPO) is an ash situated in the rear amenity area of the adjacent plot to the S. The tree will be exploiting the soft ground rooting area within the applicant's property and therefore it is appropriate to protect this area from associated development processes (that incur ground compaction etc.) that could impact upon its future health.

Parish Comments:
No objection

Representations:
3 letters of representation have been received, from 2 separate addresses objecting to the application for the following reasons: -

- Both neighbours are concerned that the proposed two-storey extension will reduce light levels, affecting garden and patio areas.
- One neighbour is particularly worried about the loss of afternoon sun and increased overlooking, which would disrupt the enjoyment of their outdoor spaces during the lighter months.
- Both neighbours have raised concerns about the negative impact on their well-being, with one neighbour specifically mentioning potential mental health effects, including sleeplessness, due to the loss of critical living spaces.
- Both would support the application if it were amended to a single-storey extension, as it would better fit the character of the area and cause fewer issues.
- Neither neighbour objects to a porch extension or changes to the attached garage, but both strongly oppose the two-storey extension and the changes to the roof design, as they believe it would dominate their sightlines and significantly affect their quality of life.

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 a site visit and 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 SNP16 of the Southwater Neighbourhood Plan states that all development must be of high quality design. This means facing buildings with locally sourced materials, or materials equivalent to those that would historically have been sourced locally wherever possible; encourage a variety of

complementary vernaculars to encourage contextually appropriate design and diversity in our building stock; and making sure the design of new development actively responds to other properties in the vicinity.

The application seeks planning permission for the erection of a single storey rear extension, single storey porch extension, conversion of garage into habitable living space and alterations to fenestration. Amended plans have been received to address the concerns raised within the objections. The proposed single storey rear extension would be a subservient to the host building and would sufficiently reflect the existing form and detailing, appearing as a coherent and sympathetic addition. The proposal would not be particularly visible from a public vantage point, and it is considered that given the mixture of building forms and design and making up the dwelling withing the vicinity, the proposed extension would not have a detrimental impact on the host property or the wider surrounds.

The proposed front porch addition would be of a modest scale and is considered to be of a design, form and siting which would appear a sympathetic addition to the front of the property. The porch would be clearly subservient to the main building. The visual impact of the proposal is therefore considered acceptable.

It is considered that the extensions in their entirety would appear as coherent and sympathetic additions with sufficient separation retained around the extended building and site boundaries. The proposed form and design would reflect existing elements of the host dwelling and given the orientation of the site and existing boundary treatments would not result in any harmful loss of openness around the site. As a result, it is considered that the proposed extensions would not create a building which would appear unsightly or discordant in relation to the surroundings, particularly given the mixture of building forms and designs which make up the dwellings within the vicinity.

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 neighbours have raised significant concerns regarding the proposed two-storey extension, particularly regarding its impact on light, privacy, and their overall well-being. One neighbour has expressed worry that the extension would reduce the light levels in their garden, affecting their seating area, and that it may lead to increased overlooking, disrupting their enjoyment of the garden during the lighter months. They have based their garden planting on the current light levels, and any reduction in this would be detrimental to their garden's design. However, they would support the application if it were amended to a single-storey extension, which they believe would be in keeping with the character of neighbouring properties and would not cause significant issues. They have also raised no objections to a porch extension or alterations to the attached garage.

Another neighbour has strongly objected to the proposed three-metre two-storey rear extension, as it would block the afternoon sun and daylight from their patio area, which they use daily for various activities such as working, exercising, sunbathing, and socializing. They highlighted that the proposed extension, coupled with changes to the roofline, would create a "sunlight wall," blocking all sunlight from their patio area. This, they argue, would have a major impact on their quality of life and well-being, with potential negative consequences for their mental health, including sleeplessness due to worries about the loss of a vital outdoor space. They would accept a single-storey extension or any building work at the front of the house but strongly object to the proposed two-storey extension, as they feel it would dominate their sightlines and severely affect their living conditions.

It is acknowledged that the proposed two-storey extension could significantly reduce light levels and privacy for neighbouring properties. To address these issues, a revision of the design, specifically by opting for a single-storey extension has been submitted. This approach helps mitigate light loss and maintain the current residential character of the area. Additionally, the pitched roof design reduces overshadowing and minimize the visual dominance of the extension. The revision of the design to a single-storey extension significantly reduces the impact on neighbouring properties and ensures that the development does not cause unacceptable harm to the living conditions of nearby residents. In this

way, a balance has been struck between the needs of the applicant and the neighbouring residents to enjoy their properties.

Impact on Parking Provision

Policy 41 of the HDPF states that adequate parking and facilities must be provided within developments to meet the needs of anticipated users. Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere or the need for the development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

The proposal is also to convert the garage space into habitable accommodation comprising a shower room and store, which would gain internal access from the existing entrance hall. This proposed development would result in the loss of one parking space within the existing garage. However, the hardstanding to the front of the dwelling is capable of accommodating 2/3 parking spaces. In addition, it is considered that sufficient spaces are present on-street to accommodate additional parking demand if required, and the proposed garage conversion is therefore considered acceptable.

It would not therefore be anticipated that the proposal would result in displaced vehicles and additional harmful demand for on street parking, which would cause either nuisance or a severe impact on the highway network.

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 193 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 **Pre-Commencement Condition**: Prior to commencement of any works on site, demolition or other development activities, a protective fence consisting of either chestnut paling (1.8m height) fastened to a post and rail fence or braced Heras panel fencing, shall be erected across the width of the garden 2 metres from the proposed foundation line, so as to exclude storage of materials, concrete mixing, excavation or other building activities likely to be harmful to tree

roots and the rooting environment. Such fencing shall remain in place throughout the duration of the development to the satisfaction of the Local Planning Authority.

The Local Planning Authority Tree Officer shall be informed of the proposed date of commencement, at least one working week in advance, to allow inspection of protection measures.

Reason: To ensure the successful and satisfactory protection of important trees on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved proposed elevations plans drawings numbered 412-102 Rev 01, 413-100 Rev 01, 413-101 Rev 01 and 413-102 Rev 01 received 17.02.2025.

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/25/0041

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		210-100	13.01.2025
Site plan	Existing	210-200	13.01.2025
Floor plan	Existing Ground	221-100	13.01.2025
Floor plan	Existing First	221-101	13.01.2025
Roof plan	Existing	221-102	13.01.2025
Elevation plan	Existing Front and Rear	222-100	13.01.2025
Elevation plan	Existing Side	222-101	13.01.2025
Elevation plan	Existing Side	222-102	13.01.2025
Site plan	Proposed	411-100 REV 01	17.02.2025
Floor plan	Proposed Ground	412-100 REV 01	17.02.2025
Floor plan	Proposed First	412-101 REV 01	17.02.2025
Roof plan	Proposed	412-102 REV 01	17.02.2025
Elevation plan	Proposed Front and Rear	413-100 REV 01	17.02.2025
Elevation plan	Proposed Side	413-101 REV 01	17.02.2025
Elevation plan	Proposed Side	413-102 REV 01	17.02.2025

DELEGATED

Case Officer sign/initial	Marie Riggs	Date:	12.03.2025
Authorising Officer sign/initial	RHERMITAGE	Date:	12.03.2025