DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0423
21 Brambling Road, Horsham, West Sussex, RH13 6AX

DESCRIPTION:
Erection of a two-storey front extension and single-storey rear / side extension.

RELEVANT PLANNING HISTORY:

DC/23/1343	Erection of a two storey front and single-storey side / rear extension.	Application Permitted on 22.09.2023

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

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

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
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.

Southern Water: No Objection

Parish Comments:
None received

Representations:
Two representations have been received (from one address), objecting to the application for the following reasons:-

- The proposed flat roof rear and side extension would cause a loss of light to the side access of the adjacent property, and would also overlook into the adjacent property
- The proposed rear and side extension would have an excessive height

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:

Background

Planning permission was granted under ref: DC/23/1343 for the 'erection of a two storey front and single-storey side / rear extension'. This current application is a comparable scheme, with the key difference that the current scheme includes a higher flat roof form to the side in place of the previously approved pitched roof.

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.

Policies HB3 and HB4 of the HBBNP seeks to ensure that developments have high quality of design that respect the local character and integrate with surrounding built forms.

The proposed two-storey front extension would project forward approximately 1.5m from the existing building, maintaining the form and design and an existing two-storey element to the host building. There is a variable building line in this section of Brambling Road and in this context the front extension would not appear intrusive or unduly dominant.

An existing conservatory would be removed the enable the erection of a replacement flat roofed side and rear extension. While the extension would project beyond the side of the host building, the siting and extent of the projection is such that this would not be particularly visible from the public realm, and

the impact on the prevailing character and appearance of the area would be limited. The single-storey form of the extension would be clearly subservient to the existing two-storey dwelling, and in this residential location the presence of a flat roofed projection would not be unusual or unexpected, with flat roofed projections already present in the immediate surrounding area.

It is considered that the proposal is 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 neighbouring property to the east is set appreciably further forward than the application site, with the siting of the side / rear extension such that it would be visible from the rear of the dwelling, which has recently been extended to the side and rear under ref: DC/21/1244. The change from a pitched roof to a flat roof would result in a height increase of approximately 0.75m along the shared side boundary. It is though considered that the extent of the additional rear projection (beyond the rear of no. 23) and the additional height (compared to the earlier permission) is relatively modest and not of a scale which would lead to unacceptable harm to amenity.

The resulting relationship between the extension and no. 23 is considered acceptable, and rear facing windows and the amenity space to this neighbouring property would continue to benefit from acceptable living conditions, in accordance with the above policy.

It is therefore considered that the proposal would have an acceptable impact on neighbouring amenity and accords 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 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 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the 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/25/0423

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Block plan		NONE	14.03.2025
Location plan		NONE	14.03.2025
Elevation & Floor plan	Existing and Proposed	NONE	14.03.2025
Supporting Docs	Application Form	NONE	14.03.2025

DELEGATED

Case Officer sign/initial Joshua Lee Date: 15.05.2025

Authorising Officer sign/initial Guy Everest Date: 27.05.2025