DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0433
50 Kempshott Road, Horsham, West Sussex, RH12 2EY

DESCRIPTION:
Demolition of existing conservatory. Erection of a single storey side and rear extension.

RELEVANT PLANNING HISTORY:
None relevant to this application.

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.

Parish Comments:
None received

Representations:
One representation has been received, objecting to the proposal for the following reasons:-

- The proposed extension is insensitively sited, and would be excessively large and unbalanced, resulting in a visually dominant structure not subservient to the dwelling.
- The extension would appear bulky, intrusive, and disproportionate. Awkward and unsympathetic addition.
- A substantial sense of enclosure would result, resulting in negative impacts to amenity of neighbours including the loss of light, outlook and privacy.

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.

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 extension would be sited to the side and rear of the existing two-storey rear outrigger projection and would feature a pitched roof form with rear facing gable. The extension would have a large footprint, including a deep projection from the rear wall of the forward section of the dwelling, but would be single storey in height and therefore clearly subservient to the host building. As such, while the extension would be clearly visible in views from neighbouring properties and land it would primarily be seen against the backdrop of larger two-storey dwellinghouses and would not stand our as being unduly dominant or intrusive in this location. In this regard it is noted that a number of properties on Kempshott Road have undergone similar extensions to the rear, and that the proposed extension would be seen in this context.

The site, and adjoining properties, benefit from sizeable rear gardens the majority of which would be retained. It is not therefore considered that the extension would amount to an overdevelopment of the site.

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 adjoining property to the east, no. 48, has been extended to the side and rear, with the rearmost projection reflecting the existing conservatory (to be demolished) at the site. The proposed extension would project beyond the rear of the neighbouring extension by approximately 2.34 metres, with the approved plans for this neighbouring extension, ref: DC/07/1176, indicating that the rear window fenestration provides light and outlook for a kitchen / diner.

The additional depth and height of the extension would be clearly visible from this neighbouring property. The rear room of the neighbour benefits from a large expanse of glazing which fronts a considerable rear garden, and it is considered that the height and modest additional depth being proposed, together with the nature of existing boundary screening is such that while there will be an impact the overall level of harm would not be unacceptable.

The western neighbour, no. 52, has not been previously extended to the side or rear and features a rear facing dining room window opening and side facing kitchen windows and a door. While there would be an impact to these openings the retained separation and existing screening between the extension and built form of no. 52 considered sufficient to minimise the potential for harm. It is also noted that the dining room is dual aspect with a front facing window opening which would not be affected by the proposed development.

The amenity impacts of the proposal are therefore considered acceptable and 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 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 and approved plans.

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/25/0433

(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
Floor plan	Proposed Plans	25-100-05 rev C	20.03.2025
Elevation plan	Proposed Elevations & Sections	25-100-06 rev C	20.03.2025
Location & Block plan	Site Plan & Block Plan	25-100-10	20.03.2025
Floor plan	Existing Plans	25-100-01 rev A	20.03.2025
Elevation plan	Existing Elevations & Sections	25-100-02 rev A	20.03.2025
Supporting Docs	Application Form	NONE	20.03.2025

DELEGATED

Case Officer sign/initial Joshua Lee Date: 15.05.2025

Authorising Officer sign/initial Guy Everest Date: 27.05.2025