Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0344
67 Furners Mead, Henfield, West Sussex, BN5 9JA

DESCRIPTION:
Demolition of existing sunroom and erection of a front porch extension, single storey rear extension, garage conversion and changes to fenestration.

RELEVANT PLANNING HISTORY:

| | | |
|---|---|---|
| DC/24/0004 | Demolition of existing sunroom and erection of a part two storey part single storey rear extension, garage conversion, front porch extension and changes to fenestration | Withdrawn Application on 27.02.2024 |
| HF/85/73 | Application for approval of details of type 'd' house. (From old Planning History) | Application Permitted on 12.10.1973 |

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
Policy 40- Sustainable Transport
Policy 41- Parking

**Henfield Neighbourhood Plan (HNP) 2017 - 2031:**
Policy 12 - Design Standards for New Development

**Planning Advice Notes**:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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.

**West Sussex County Council Local Highways Authority:**
West Sussex County Council Local Highways Authority (WSCCLHA / LHA) considered the proposa In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal

Parish Comments:
1 Letter of Representation was received which neither objected nor supported the proposal.

Representations:
One letter of representation received neither objecting to nor supporting the application.

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 demolition of an existing sunroom and erection of a single storey rear extension, garage conversion, front porch extension and changes to fenestration at 67 Furners Mead, Henfield, West Sussex. 67 Furners Mead is a modest, two story, detached dwelling with hanging tile detailing on first floor elevations and brick working on the ground floor. The immediate neighbours of 67 Furners Mead are built in a similar architectural fashion whilst further along Furners Mead, properties are single story bungalows with cladding finishes applied to their elevations. Behind 67 Furners Mead is Daisycroft, which sits lower down from Furners Mead due to the topography of the land.

Previously, DC/24/0004 (demolition of existing sunroom and erection of a part two storey part single storey rear extension, garage conversion, front porch extension and changes to fenestration) was submitted. This application was withdrawn 09/02/2024. This application is much of the same design with the omission of the first floor extension element.

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**

Policy 32 and 33 of the HDPF seeks 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 12 of the HNP advocates for new development be of sound design and reflective of the character of the area. It aims to protect against inappropriate development by ensuring the design, scale, layout and massing of development is appropriate to the immediate area. Development should be respectful to the conservation area and listed buildings if applicable.

The proposed development is for the Demolition of existing sunroom and erection of a part two storey part single storey rear extension, garage conversion, front porch extension and changes to fenestration at 67 Furners Mead, Henfield, West Sussex.

The development sees the rear and the side of the property brought in line, bringing the stepped rear elevations of the house to now finish as one uniform rear elevation. This is set back from the original dwelling house rear most elevation by about 1.95m. The side and rear extension of this development is single storied with a maximum hipped roof height at 3.8m.

A small porch extension is proposed, 2.25m in width, 1.05m in depth and a roof height of 3m. A garage door is also removed for the insertion of a new window to make the room habitable. The balcony area at the front of the property is also now removed due to the new roof profile.

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.

Though the rear area is extended to the side and the footprint enlarged, it is not considered to create any harm that is sufficient to warrant refusal.

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.

**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.

**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.

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**Plans list for: DC/24/0344**

Schedule of plans/documents **approved**:

| Plan Type | Description | Drawing Number | Received Date |
|---|---|---|---|
| Location plan | | AC0000806982 | 01.03.2024 |
| Floor plan | Proposed | 24-4964-P-03 | 01.03.2024 |
| Elevation plan | Proposed | 24-4964-P-04 | 01.03.2024 |
| Block plan | | AC0000806982 | 01.03.2024 |
| Floor plan | Existing | 24-4964-P-01 | 01.03.2024 |
| Elevation plan | Existing | 24-4964-P-02 | 01.03.2024 |

**DELEGATED**

Case Officer sign/initial Jacques Burrowes Date: 25.04.2024

Authorising Officer sign/initial RHERMITAGE Date: 26.04.2024