Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/23/1801
2 Undermill Road, Upper Beeding, West Sussex, BN44 3JG

DESCRIPTION:

Erection of a single storey front extension, side and rear two-storey extension and new rear dormer.

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

Neighbourhood Plan:
Upper Beeding Parish Neighbourhood Plan 2018-2031

Parish Design Statement:
None

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:

Upper Beeding Parish Council object to the application as the amended plans are not an improvement to the original.

The same comments made would be reiterated:

Not in keeping and incongruous to the street scene
Overdevelopment of the footprint

If approved the materials should be sympathetic to the neighbouring properties and in line with the policies in the Neighbourhood Plan policy 8.

Representations:

Cllr Croker made the following comments:
Having given the above application some considerable thought, I am inclined to echo the objection from the parish council. Whilst the individual measures are not especially unusual, the cumulative effect, most evident in the proposed southern elevation (attached for reference), conflicts with policy 8 of the UB NP in terms of scale and massing (the southern wall of the dwelling also moving south by a foot or so), as well as conflicting with the local vernacular which is essentially of two storey dwellings, some with dormer roof extensions, as shown in the applicants own photos and mine taken this morning (#2 arrowed).

Thus unless anything changes in the meantime, I would like this discussed at Planning South.

Following the submission of amended plans, Cllr Croker removed his request for the application to be heard at Committee.

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 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

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.

The proposal would involve erection of a single storey front extension, side and rear two-storey extension and extended rear dormer. During the course of this application amendments were negotiated to bring the proposal to an acceptable standard for approval.

The replacement dormer would be similar form as the existing dormer, the front outshot would comprise of modest alterations to the existing structures and the two storey side and rear extension would result in a small increase in footprint to the main dwelling. The proposal has been designed to be in keeping with the main dwelling and materials to match existing. The proposal would be of a design,

form and scale which is appropriate to the character and appearance of the existing dwelling. The development 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 proposal and the resulting relationship with adjacent 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 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the side windows serving the landing to the first and second floor as shown on plan reference 2.00 rev B have been fitted with obscured glazing. No part of those windows that are 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 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/23/1801
(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
Elevation & Floor plan	Proposed Floor Plans and Elevations	2.00 Rev B	24.11.2023
Location & Block plan	Site Location and Block Plans	1.01	27.09.2023
Details plan	Topographical Survey	1.00	27.09.2023
Elevation & Floor plan	Existing Floor Plans and Elevations	1.02 Rev A	18.10.2023

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 07.02.2024

Authorising Officer sign/initial Tamara Dale Date: 16.02.2024