



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0109

26 Wealdon Close, Southwater, West Sussex, RH13 9HP

DESCRIPTION:

Demolition of existing conservatory and erection of single storey rear extensions, addition of pitched roof to side garage, erection of front porch with pitched roof and addition of covered side store.

RELEVANT PLANNING HISTORY:

HR/69/82	Single storey xtn. to front & rear (From old Planning History)	Application Permitted on 07.06.1982
HR/145/80	Extension (From old Planning History)	Application Permitted on 29.08.1980

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

Southwater Neighbourhood Development Plan (2019-2031):

SNP1 - Core Principles

SNP16 - Design

SNP17 - Site Levels

Southwater Parish Design Statement

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:

Southern Water: No Objection/Advisory

Parish Comments:

Southwater Parish Council: No objection. This is a 1960's 3 bedroom detached on corner plot. The proposal is to re-place the tired ground floor extensions, which all have flat roofs and have been built in a piecemeal fashion, and replace with pitched roofs. This is in line with most of the surrounding properties. Work has begun on replacing the drive, which has parking for 4-5 cars, although this application does not increase the number of bedrooms. Therefore, the aesthetics of the building will be improved, as well as an improvement in the living arrangements.

Representations:

One letter of representation has been received, supporting the application for the following reasons: -
Design

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.

26 Wealdon Close is a detached two-storey dwelling composed of red brick with white upvc panelling to the front ground floor elevation, and white upvc fenestration. The main roof is dual pitched, clay tiled, and gabled to the sides. The dwelling has an attached flat-roofed garage to the west side which projects forward and incorporates a flat-roofed front porch. The existing dwelling also has a flat roofed rear extension with a glazed flat roofed conservatory at the rear northwest corner. At the front of the dwelling a widened driveway provides off-street parking spaces for at least 2/3 vehicles. It is noticeable that there is evidence of single-storey and two-storey extensions to dwellings within Wealdon Close of varying form and materials

The proposed development would partly replace existing additions and overall would be clearly subservient and of a design, form and scale which is acceptable to the character and appearance of the existing dwelling, and which would not harm the character or appearance of the wider area.

The proposed materials would consist of dark grey clay tiles with white render to external walls and black PVC casement windows and doors, this represents a change from the existing which is dominated by brick and tile. The immediate surrounds include some variation in dwelling form and design, with brick, tile hanging, render and white cladding present to external elevations. It is considered that in this context, given the form and design of the extensions and resulting building would be in keeping with the locality, it is considered that the revised materials can be accommodated without any detriment to character or appearance.

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 proposed extensions and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. Off-street parking available on the front driveway would continue to provide sufficient parking for the dwelling.

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.

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.

Other Considerations

There are no records of Southern Water infrastructure in the vicinity of the site and no further information / notification is required as part of this planning application in respect of demolition works. It is noted that the Building Regulations would include reference to drainage.

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 the development hereby permitted shall strictly accord with those indicated on the approved plans and Design & Access Statement.

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

