Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1156
The Bungalow, Staples Barn Lane, Henfield, West Sussex, BN5 9PR

DESCRIPTION:
Raising of ridge height and conversion of loft. Installation of window to the South elevation, 2No dormers to the East elevation, installation of No.5 rooflights to the West elevation. Erection of an infill side extension.

RELEVANT PLANNING HISTORY:

HF/55/87	Extension. (From old Planning History)	Application 27.07.1987	Permitted	on
HF/82/77	Garage. (From old Planning History)	Application 30.11.1977	Permitted	on
HF/7/51	Addition. (From old Planning History)	Application 02.05.1951	Permitted	on

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 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 34- Cultural and Heritage Assets
Policy 41- Parking

Henfield Neighbourhood Plan (2020) (HNP):
Policy 1 – A Spatial Plan
Policy 4 - Transport, Access and Car Parking
Policy 10 – Green Infrastructure and Biodiversity
Policy 12 – Design Standards for New Development

Henfield Parish Design Statement

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:
'No Objection - All Agreed. This committee notes that there is an expansion of living space and the number of bathrooms but that there was not a Water Neutrality Statement.'

Representations:
None received

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 site is located within the Henfield Built Up Area Boundary. The site is accessed from the east side of Staples Barn Lane, and a driveway leads round the back of Nos. 1-4 Barn Cottages to The Bungalow positioned within its square plot of approximately quarter an acre. To the north of the site a footpath runs west to east. Boundary treatment around the site on each side consists of high thick hedging vegetation providing screening of the site from any public viewing on all sides. There is also close boarded timber fencing to the north, west and east.

The existing 3 / 4 bed bungalow is composed of red/brown multi stock brickfacing, white upvc fenestration, and features extensive flat roofing to the front (south) and rear (north), whilst the central main section of the dwelling has pitched roofing to each side with plain clay tiles.

Planning permission is sought to raise the ridge height to and a loft conversion to create first floor accommodation providing 3 bedrooms and 2 bathrooms. The ridge to be extended and the height to increase to 6.89m, with a gable end to the front (south) and rear (north). Installation of a first-floor window to the South elevation. Installation of 2No dormers, each with mono pitched roof, to the East facing roof slope. Installation of.5 rooflights to the West roof slope.

The application includes the erection of a single-storey side extension to fill in the southeast corner to extend the kitchen/dining room space, flat roof with two roof lights.

Materials proposed are red/brown multi stock brick facing to match existing. Plain clay tiles to match existing. Grey/black upvc windows and aluminium doors.

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.

This is reflected by Policy 12 of the HNP, which requires that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, are of a high quality and reflect the architectural and historic character and the scale of the surrounding buildings and street-scene/ landscape.

There is noticeable variation in building form and scale of existing properties in this part of Staples Barn Lane and there is no objection in principle to extending the existing bungalow. The roof extensions would facilitate the formation of additional accommodation at first floor level in the manner of a chalet bungalow. As a result the increase in height and mass at roof level, also given the nature of the existing high thick vegetation boundary screening, would not appear incongruous in relation to surrounding development, with surrounding neighbours to the west, north and east being predominantly two-storey dwellings. The proposal would maintain the existing varied roofscape without appearing intrusive or unduly dominant. The design and form would reflect elements of the existing building whilst improving uniformity of the build and with a material palette considered acceptable in this location.

Taken as a whole, 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 proposed extensions would not be harmfully disproportionate to the existing building, and 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 nearest neighbouring properties are Nos. 1-4 Barn Cottages to the west, to the east is land occupied by a 3storey block of flats (26A to 28C Staples Barn), and to the north is a public footpath over which to the northeast is the side elevation of 2 Staples Barn. A modern developed bungalow CedarLea is located south of the site, screened from the site by high mature vegetation and timber fencing. The application proposes roof lights to the west facing roof slope, dormer windows to the east facing roof slope, no openings to the north, and the front (south) elevation featuring entrance porch with window above. It is considered, due to separation distances, and high thick vegetation screening limiting any views into, or out of, the site, given the fairly spacious plot and boundary screening it is considered even with a raised ridge 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. It is noted that no neighbouring representations of concern have been received.

Water Neutrality

There is no clear or compelling evidence to suggest the nature and scale of the proposed development although would extend the dwelling 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 186 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 the development hereby permitted shall strictly accord with those indicated on the approved plans.

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.

Plans list for: DC/24/1156

Schedule of plans/documents **approved**:

Plan Type	**Description**	**Drawing Number**	**Received Date**
Floor plan	Proposed ground	AT - 066 - P09	29.07.2024
Floor plan	Proposed first	AT - 066 - P10	29.07.2024
Site plan	Existing	AT - 066 - P02	29.07.2024
Floor plan	Existing ground	AT - 066 - P03	29.07.2024
Roof plan	Existing	AT - 066 - P04	29.07.2024
Elevation plan	Existing	AT - 066 - P05	29.07.2024
Elevation plan	Existing	AT - 066 - P06	29.07.2024
Section plan	Existing	AT - 066 - P07	29.07.2024
Site plan	Proposed	AT - 066 - P08	29.07.2024
Roof plan	Proposed	AT - 066 - P11	29.07.2024
Elevation plan	Proposed	AT - 066 - P12	29.07.2024
Elevation plan	Proposed	AT - 066 - P13	29.07.2024
Section plan	Proposed	AT - 066 - P14	29.07.2024
Layout plan		AT - 066 - P15	29.07.2024
Layout plan		AT - 066 - P16	29.07.2024
Supporting Statement		NONE	29.07.2024
Location plan		AT - 066 - P01 REV A	09.08.2024

DELEGATED

Case Officer sign/initial	Steve Astles	Date:	27.09.2024
Authorising Officer sign/initial	RHERMITAGE	Date:	04.10.2024