Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0059
19 Holly Close, West Chiltington, West Sussex, RH20 2JR

DESCRIPTION:

Lower the roof to the approved east two storey side extension to make it a cat slide roof, reducing the first floor bulk, with velux window in a pitched roof (part-retrospective).

RELEVANT PLANNING HISTORY:

DC/21/1768	Erection of part single storey and part two storey side extensions including a rear dormer. Erection of a front porch extension and single storey front extension with pitched roof and fenestration alterations. (Part Retrospective).	Application Refused on 01.12.2023
DC/24/0968	Non Material Amendment to previously approved applications DC/14/1791 and DC/18/1179 (Proposed conservatories and two storey side extension and Variation of Condition 2 to previously approved application DC/14/1791: (Proposed conservatories and two storey side extension). Amendments sought to footprint of approved conservatories, approved roof composition, materials and revised positions of windows/doors) To lower the roof on the two storey side extension, reducing the first floor bulk and installation of a rooflight to existing pitched roof.	Application Refused on 27.01.2025
DC/24/1773	Existing Lawful Development Certificate to confirm that the following works have been undertaken in accordance with previously approved applications (DC/14/1791, DC/16/2243 and DC/18/1179) and within time of their respective expiry dates: i. Single-storey rear extensions; a. Dual pitched roof b. Covered area c. Mono-pitched roof ii. Single-storey north-western side extension; iii. Pitched roof to the north-western flank wall extension (front facing); iv. Single-storey front extension / porch, with the approved flat roof altered to a pitched roof; v. Revised fenestration to the front elevation, and; vi. Two-storey south-eastern side extension.	Pending Consideration

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 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

West Chiltington Neighbourhood Plan (Regulation 16):
Policy H2 – Quality of Design

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
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

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:

Customer made comments neither objecting to or supporting the Planning Application

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 seeks part retrospective permission for revisions to previously approved extensions incorporating the erection of part single storey and part two storey side extensions including a rear dormer; erection of a front porch extension and single storey front extension with pitched roof and fenestration alterations. 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

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.

Policy H2 of the West Chiltington Neighbourhood Plan states that proposals for new housing or extending or altering existing dwellings should be of a high quality design that reflects the local character and reinforces local distinctiveness.

The existing dwellinghouse is located on the southern side of Holly Close, within the built-up area boundary of West Chiltington and comprises an integral garage. The property follows the staggered built line of dwellings within their plots.

It is acknowledged that the application site has previously benefitted from planning approvals for extensions to the dwelling under references DC/14/1791, DC/16/2243, and DC/18/1179. These approved various extensions to the property, including conservatory extensions to the rear, single and two storey side extensions, and porch extension. Though works have commenced, the resultant appearance of the extension (currently in situ) are not reflective of these approvals, save for the rear conservatory extensions: this mainly relates to the front porch / extension addition, which under DC/18/1179 comprised a flat roof along the extent of the front elevation. By contrast, what has been built includes a mono-pitched roof to the cil level of the first floor windows, with a pitched roof to the north-western flank. The two storey element of the approved 2018 application has been implemented, with block work to the first floor level in situ (approximately), though this remains unfinished. The north-western single storey side extension, approved under DC/14/1791, remains in place, with the exception of the pitched roof addition it stands built as approved.

The 2018 permission included a two-storey side extension to the south-eastern side elevation, with a hipped roof set below the ridge of the main dwelling. A ground floor front porch extension extended along the principal elevation of the original part of the dwelling, with a recess to the two-storey side extension. The present proposal seeks to retain the two-storey side extension, though incorporating a lower overall ridge, with a crowned gable along the side of the dwelling. The front porch extension is also now shown to extend along the entire width of the front elevation of the dwelling, including to the front of the two-storey side extension. Principally, the more noticeable visual difference is to the roof of the porch, which as approved was for a flat roof, but now incorporates a mono-pitched roof to the cil level of the first floor windows, with a pitched roof to the north-western flank.

The overall resultant appearance of the proposal as presented does differ significantly from the previously approved schemes, with the majority of the impact of this change being experienced from the front elevation- now appearing as a mono-pitched ‘collar’ around the front elevation. However, the overall scale of the proposal is somewhat reduced to what has previously been approved, mainly to the two-storey south-eastern side elevation, which would incorporate a lower ridge height.

As above, some of the works have already been undertaken as presented. What has been built (the mono-pitched roof porch and pitched side) doesn’t look overly out of character on the street, aside from

its unfinished elevational treatment. The revised two-storey side extension, though somewhat unconventional in design, would match the pitch as built to the other side elevation, and as above, would comprise a reduced ridge height as approved. In addition, direct views of the crowned gable roof would be mostly obscured by the flank elevation of the neighbouring property (no. 17). Overall, any perceived visual impact would be minimal.

Holly Close is entirely formed of detached dwellings, with single storey bungalows and chalet bungalows to the east, and two-storey dwellings (such as the application site) travelling west. The majority of these two-storey dwellings on the street have been extended in some shape or form, with very few examples on the street without extensions. For example: no. 27 includes a first floor front and side extension; no. 18 was granted a large ground floor extension with a catslide roof; no. 16 was granted a two-storey side extension and pitched roof front porch extension extending the width of the dwelling. Varying garage conversions have taken place with inconsistent variations to the roof of the garages. All of the examples of extensions on the street (to name a few as above) result in a street with no discernible recognisable pattern of uniform development, with each dwelling illustrating a differing character to its neighbour. The Local Planning Authority are therefore of the view that the introduction of the pitched roofs to the front elevation of the dwelling would not appear out of character, given the varying appearance of dwelling on this part of Holly Close, and would therefore be considered acceptable on balance.

The rear roofslope of the two-storey side extension would also include a single flat roofed dormer, which is illustrated to be proportioned to the window it houses. Whilst there does not appear to be any examples of single flat roofed dormers to the rear of the dwellings on the street, this would not appear out of context within a roofslope on a residential street in a built-up area. Furthermore, it is noted that Holly Close comprises a number of examples of much larger flat roof dormers to the front roofslopes of dwellings on the street. These, though, appear to be original features, and in any case, the addition of a dormer to the rear of a dwelling would be preferred. Overall, no objection is made to its inclusion.

The proposed revised design also includes a variation to the approved fenestration to the front ground floor elevation, with the garage doors being removed from the approved design in place of sliding door units. The resultant appearance remains largely consistent with the existing retained and proposed fenestration at the first-floor level.

The Local Planning Authority acknowledges that the dwelling, as approved and as proposed, has been heavily extended over the years, with extensions to all elevations of varying heights. It is therefore considered that the dwelling (as proposed) has reached its ‘development potential’, with no further scope to accommodate any further extensions without significant constraint or compromise to the appearance of the dwelling, size of the plot, or neighbouring amenity.

Overall, the proposed extensions would not significantly increase the form and or bulk by comparison to what has previously been approved on the site. Whilst the appearance of the proposed extensions would depart from previous approvals, Holly Close (as a whole) does not comprise a uniform or discernible recognisable pattern of development- the resultant addition of the extensions as proposed would be but another example of a varied house design on the street. As above, the dwelling has been significantly extended, and the proposed extensions would reach the development potential of the dwelling, with no further scope to extend without visual compromise. For these reasons, the proposal is (on balance) considered acceptable, in accordance with Policy 33 of the HDPF and H2 of the West Chiltington Neighbourhood Plan.

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 noted that previous planning approvals have considered amenity impacts on the site, particularly with regard to the relationship with neighbouring properties and the impact on light. It has previously been noted that while positioned in close proximity to the shared boundaries with the neighbouring properties, the approved additions would not project in excess of the recommended 60 degrees as stated within the Horsham District Design Guidance Leaflet on House Extensions. The additions were

also considered to be of a scale and orientation that would not materially affect the amenities of the neighbouring properties.

The current proposal would be of no greater depth than that previously approved, with the proposed side extension to the east of a reduced height when compared with the previous planning approvals. On the balance of these considerations, it is considered that the proposed development would result in no further harm than previous approvals on the site and a refusal reason on amenity grounds could not therefore be justified.

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 on balance, and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

2 **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.

Plans list for: DC/25/0059
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Roof plan	Proposed Final Roof Plan	2025/13	27.03.2025

Elevation plan	Front, North East Elevation	2025/06/rev1	25.03.2025
Elevation plan	North West Elevation	2025/12/revA	25.03.2025
Elevation plan	West	2025/08/rev1	25.03.2025
Elevation plan	Changes East Flank Wall Elevation	202/10/rev1	25.03.2025
Floor plan	Final Ground Floor Plan	2025/03 Revision 1	02.02.2025
Block plan	2018 Block Plan	2025 BP	17.02.2025

DELEGATED

Case Officer sign/initial RHERMITAGE Date: 16.04.2025

Authorising Officer sign/initial Guy Everest Date: 17.04.2025