Horsham District Council

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 21

Suffix:

Property Name:

Address Line 1: Queensway

Address Line 2:

Address Line 3: West Sussex

Town/city: Horsham

Postcode: RH13 5AP

Description of site location must be completed if postcode is not known:

Easting (x): 517531

Northing (y): 130216

Description:

Applicant Details

Name/Company

Title

Mr

First name

Steve

Surname

Morgan

Company Name

Address

Address line 1

21 Queensway

Address line 2

Address line 3

Town/City

Horsham

County

West Sussex

Country

Postcode

RH13 5AP

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Robert

Surname

Smith

Company Name

RS Architectural Drafting

Address

Address line 1

14, Cricketfield Road

Address line 2

Address line 3

Town/City

Horsham

County

Country

United Kingdom

Postcode

RH12 1TE

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposed works

First floor single storey extension to front of property, with crown roof.

Has the work already been started without consent?

◯ Yes
⊘ No

Materials

Does the proposed development require any materials to be used externally?

⊘ Yes
◯ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:
Walls

Existing materials and finishes:
Exposed Brickwork

Proposed materials and finishes:
Cream Render. To cover entire first floor Northern elevation, to tie the elevation together.

Type:
Roof

Existing materials and finishes:
Clay Tiles

Proposed materials and finishes:
Clay Tiles to match existing. Hidden flat roof section GRP (or similar)

Type:
Windows

Existing materials and finishes:
White UPVC Windows

Proposed materials and finishes:
White UPVC Windows to match existing

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

Existing Drawings: QW_EX_01-04

Proposed Drawings: QW_P_01-04

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- [ ] Yes
- [x] No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- [ ] Yes
- [x] No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- [ ] Yes
- [x] No

Is a new or altered pedestrian access proposed to or from the public highway?

◯ Yes
⊘ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

◯ Yes
⊘ No

Parking

Will the proposed works affect existing car parking arrangements?

◯ Yes
⊘ No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☑ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

⊘ Yes
◯ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

PE/24/0136

Date (must be pre-application submission)

26/07/2024

Details of the pre-application advice received

The proposed work is to create an additional en-suite bathroom at the front of the property at the first-floor level. Though drawings have been provided of the work, these drawings are not scale, and therefore is has not been possible to measure the proposals dimensions. The ensuite would be flat roofed, with windows to the front elevation (outlook of Queensway) and to the side elevation (outlook of Queensway and The Hornets. The ensuite would be slightly setback from being flush with the face of the ground floor beneath it and slightly protrude from the existing side elevation at the first floor level. This is considered to be an appropriate location for development to occur, with several dwellings on the road having first floor extensions. The premise is considered acceptable.
The proposal is flat roofed which is not considered to be of a design which would harmoniously integrate within the wider street scene nor the dwelling itself. Though the dwelling does have flat roof elements, this is located at the ground floor level, and to the side / rear. With the proposal, the flat roof element would be raised to the first-floor level, and therefore much more visible. This would be considered to be out of character with the existing roof profile of the first-floor level of the dwelling and the wider street scene. The wider street scene does not appear to host any flat roof elements above the ground floor level, which would make the addition of the proposed an outlier on the street. An addition such as this would be considered to set a precedent which would then harm the character of the area.
It is considered that the proposal could be made more acceptable if the roof design of the ensuite is altered to emulate the roof geometry of the house. This would allow the proposal to tie into the house rather than being a built addition at the first-floor level, which is currently the case with the proposal. This would allow for a better, harmonious appearance to the existing dwelling and would not look out of place considering the wider area.
In addition, squaring the edge of the ensuite off to the side elevation would neaten the side profile of the dwelling. Though this decreases the footprint of the ensuite, it would uniform the side elevation, which would lead to a more uniform appearance and negate a step in the side profile at the first floor level.
Though it cannot be guaranteed that by implementing these changes that planning permission would be granted, these amendments would likely make the premise of the proposal more acceptable and therefore more likely to attain planning permission.

N.B. We have amended the design to reflect the comments made, as is visible in the scaled drawings.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

⊘ Yes
◯ No

Is any of the land to which the application relates part of an Agricultural Holding?

◯ Yes
⊘ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

◯ The Applicant
⊘ The Agent

Title

Mr

First Name

Robert

Surname

Smith

Declaration Date

15/09/2024

☑ Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Robert Smith

Date

15/09/2024