Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0085
1 Nightingale Cottages, Shoreham Road, Henfield, West Sussex, BN5 9SF

DESCRIPTION:
Erection of a single storey extension and porch. Alterations to roof and windows to the rear elevation.

RELEVANT PLANNING HISTORY:

HF/25/94	Two-storey extension Site: 1 Nightingale Cottages Shoreham Road Henfield	Application Permitted on 29.06.1994.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 26- Strategic Policy: Countryside Protection
Policy 28- Replacement Dwellings and House Extensions in the Countryside
Policy 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

Henfield Neighbourhood Development Plan (2017-2031):
Policy 12 – Design Standards for New Development

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

WSCC PROW: No Objection: -
Public Footpath 2579_1 runs along the access track to the proposed development.

It is understood that the application does not impact upon, or propose any alteration, to the Public Right of Way. Therefore, the Public Right of Way team offer no objection to the proposal. If the applicant does now, or in the future, propose any alteration to the public rights of way then they must first consult directly with West Sussex County Council, Public Rights of Way team (prow@westsussex.gov.uk).

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.

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 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.

1 Nightingale Cottages is a semi-detached dwelling located outside the built-up area of Henfield. The application seeks permission to erect a single storey extension and porch, with alterations to the roof and windows to the rear elevation. The works would be concentrated on the northern corner, maintaining the works close to the adjoining property. The proposed extension would sit on the rear north east elevation and would increase habitable living space on the ground floor. The extension would have a max. height of 4.06m, extending 3.36m from the rear elevation and 4.95m lengthwise with some additional length for the overhang. The proposed oak frame glazed porch would sit on the north-west elevation. it would re-establish the front entrance to the side elevation which opens onto the access lane. The porch would have a max height of 3.5m and extends 2.92m across.

Both the porch and extension are pitched in nature. And while the extension would extend out past the existing building line, this would be partially screened from views at the front by the porch which extends out the side. It is noted that the first-floor window on the rear would be partially covered by the pitched roof of the extension. However, it is considered that this window is for a bathroom and therefore not habitable and the harm caused by this would be limited. The extension and porch would not off balance the 2 cottages, as 2 Nightingale Cottages has been previously extended. It is therefore considered that the extensions would not be harmful to the existing dwelling or the surrounding area.

Rooflights are proposed to the rear and new windows are proposed to the side elevations. The materials would match those on the existing dwelling, with facing brickwork, vertical tile hanging and uPVC windows, with the addition of oak framed windows to the new porch.

The proposal would be a subservient addition and 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 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 siting and scale of the extension and alterations, the retained separation from shared boundaries, and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. It is noted that there were no representation letters received.

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.

Other Matters

A public footpath runs parallel to the dwelling. WSCC PROW had no objection to the proposal, as the application would not impact upon or propose any alteration to the Public Right of Way.

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 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/24/0085
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Block plan	Existing floor and roof	23509 / P100	16.01.2024
Elevation plan	Existing	23509 / P101	16.01.2024
Block plan		23509 / P102	16.01.2024
Elevation plan	Proposed	23509 / P103	16.01.2024
Location & Block plan		23509 / P1250	16.01.2024
Application Form		NONE	16.01.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 08.03.2024

Authorising Officer sign/initial RHERMITAGE Date: 12.03.2024