Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1128
4 Trundle Mead, Horsham, West Sussex, RH12 2LY

DESCRIPTION:
Installation of smaller window to first floor front elevation and conversion of garage to habitable space (Retrospective)

RELEVANT PLANNING HISTORY:

DC/18/1395	Erection of a single storey side extension and loft conversion incorporating raising of main roof ridge by one metre and installation of 2x side (south) dormer windows.	Application Permitted on 05.10.2018

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
Policy 41- Parking

Horsham Blueprint Business Neighbourhood Plan 2019-2036
Policy HB3- Character of Development
Policy HB4- Design of Development
Policy HB5- Energy Efficiency and Design

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.

WSCC Highways: Comment:-

This application seeks the retrospective conversion of garage to habitable living space. The site is located on Trundle Mead, a D class road subject to 30mph speed restrictions. An application previously at this site proposed minor alterations to the dwelling and included the retention of the garage, the Local Highways Authority was not consulted on this application. The garage has now been closed off and used as habitable living space.

A single-bay garage is lost as part of the proposals. However, the plans demonstrate a large driveway with on-site parking that will be retained, and this would be considered suitable parking provision for a dwelling of this size and location, as per WSCC Parking Standards. Similarly, the Application form outlines that the parking arrangement will not be altered by the proposals which may outline that the garage was not in use by the applicant as a parking provision.

On street parking is a practise in Trundle Mead, should any overspill parking occur it is not considered that this would cause a detriment to highways safety.

It is unclear whether a provision for the secure storage of bicycles will be retained, the LPA may wish to consider conditioning a secure and covered cycle parking provision to be provided to serve the development.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

Parish Comments:
No objection from Horsham Denne Neighbourhood Council

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

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.

Policies HB3, HB4 and HB5 of the HBBNP seeks to ensure that developments have high quality of design and be energy and water efficient. Local character shall also be respected to integrate with its surrounding built form.

This development is a retrospective application for the installation of smaller window to the first floor front elevation and conversion of garage to habitable space. Such works wer a minor alteration to the previously approved application DC/18/1395 for the erection of a single storey side extension and loft conversion incorporating raising of main roof ridge by one metre and installation of 2x side (south) dormer windows. A smaller obscure-glazed window was installed instead of the approved larger window in the approved application DC/18/1395, and a habitable space with a window at the front elevation was constructed instead of the approved garage.

The site is located within the built-up area of Horsham and adjoining properties consist of dwellings of different materials and appearances, The smaller first floor window and the conversion of a garage into ground floor habitable space integrates appropriately with the existing dwelling and does not cause any unacceptable visual impacts to the surrounding built environment.

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 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 of the alterations and the resulting relationship with adjoining properties is such that there has been no unacceptable impacts on neighbouring amenity, in accordance with the above policy.

Parking

Policy 41 of the HDPF seeks to secure adequate parking provisions in development to meet the needs of anticipated users. Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere or the need for the development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

The existing driveway is considered to provide sufficient off-street parking for occupiers of the dwellinghouse. The loss of garage as a result of the alteration from garage to a habitable room would not therefore result in an unacceptable loss of parking.

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.

Conclusion

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

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/24/1128

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Site plan		303	21.08.2024
Floor plan	Existing and Proposed	302	21.08.2024
Elevation plan	Existing and Proposed	301	21.08.2024
Photos		NONE	16.07.2024
Supporting Docs		NONE	16.07.2024

DELEGATED

Case Officer sign/initial Joshua Lee Date: 14.10.2024

Authorising Officer sign/initial Guy Everest Date: 16.10.2024