DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1889
Willow Croft , New Road, Southwater, West Sussex, RH13 9AU

DESCRIPTION:
Extensions and alterations to ground floor and first floor / roof levels.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
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

Southwater Neighbourhood Development Plan 2018-2031
SNP16 – Design

Southwater Parish Design Statement

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 19: Development Quality
Policy 20: Development Principles
Policy 45: Replacement Dwellings and House Extensions in the Countryside

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:
No objection

Representations:
3 representations have been received (from 2 addresses), objecting to the application for the following reasons: -

- Loss of privacy
- Noise
- Light

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:

Character and Appearance

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that extensions should not be disproportionate to the size of the existing dwelling, and should be in keeping with the scale and character of the existing dwelling. The policy also states that the cumulative impact of existing extensions will be taken into account.

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 SNP16 of the Southwater Neighbourhood Plan states that all development must be of high quality design. This means facing buildings with locally sourced materials, or materials equivalent to those that would historically have been sourced locally wherever possible; encourage a variety of complementary vernaculars to encourage contextually appropriate design and diversity in our building stock; and making sure the design of new development actively responds to other properties in the vicinity.

The application seeks planning permission for extensions and alterations to ground floor and first floor / roof levels. The local area is characterised by properties varying in scale, design and appearance set within varying plot sizes. The application site comprises a backland plot with the dwelling within the built-up area boundary of Southwater, and the related curtilage outside and therefore in the countryside.

The proposed extension would be sited outside of the built-up area boundary but would be clearly sited within the related incidental curtilage. The extended side and front gable ends would represent sympathetic additions to the host building, with the additional gabled dormer and extended central flat-roofed dormer to the rear elevation similarly reflective of the existing design and proportions.

The proposal also includes a flat-roofed dormer to the front elevation, which would be sited between the new front gable projections. This element of the scheme is not particularly attractive and would

create a strong horizontal emphasis to the building. The wider visual impact of the front extended front elevation would though be limited by the backland location of the site, the layout of surrounding development and presence of intermittent vegetation. As a result of these factors, it is considered that the front elevation would not result in a level of harm to the character and appearance of the host building and surrounding area which would warrant a refusal of planning permission.

The visual impact of the proposal is therefore considered acceptable and in accordance 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.

It is considered that the siting and layout of the proposed extensions and alterations and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity through loss of light or outlook.

The eastern elevation of the dwelling overlooks the incidental curtilage, with the new balconies sited within the gabled roof forms to reduce the potential for views over neighbouring properties and land.

The northern (side) elevation would feature new ground and first floor openings where none are currently present. It is considered that the existing boundary screening, the presence of neighbouring structures and the layout / orientation of neighbouring development would be sufficient to prevent any intrusive or harmful views, with the resulting relationship not unusual or unexpected in a location such as this.

To the rear, the dwelling is sited in close proximity to properties on Courtlands, a compact residential development accessed off Worthing Road. The proposal would create additional window openings fronting the rear of properties on Courtlands at close proximity, and this arrangement has potential to result in a loss of privacy. The additional window openings do not though relate to habitable rooms and there are no apparent reasons why they could not be fitted with obscured glazing. This approach would overcome any concerns relating to loss of privacy and is secured through a recommended condition.

The formation of additional accommodation to an existing dwelling within a built-up area would not be expected to result in significant potential for harmful levels of noise or disturbance, with normal domestic lighting similarly not anticipated to result in unacceptable harm.

The amenity impacts of the proposal are therefore considered to be acceptable and therefore accord with the above policy.

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.

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 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 first-floor window openings to the rear (eastern) elevation, with the exception of the window which relates to 'bedroom 2' as indicated on drawing no. DC1297/05 P1, shall be fitted with obscured glazing. With the exception of the window to 'bedroom 2', no part of those windows that are less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

Reason: To protect the privacy of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved proposed front and rear elevations plan and the proposed side elevations plan drawings numbered DE1297/07 REV P2 and DE1297/08 REV P2 received 19.12.2024.

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/24/1889
(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
Elevation plan	Proposed	DE1297/07 REV P1	05.12.2024
Roof plan	Proposed	DE1297/06 REV P1	05.12.2024
Floor plan	Existing	DE1297/02 REV P1	05.12.2024

Location & Block plan		DE1297/01 REV P1	05.12.2024
Elevation plan		DE1297/08 REV P1	05.12.2024
Photos		DE1297/09 REV P1	05.12.2024
Floor plan	Proposed first	DE1297/05 REV P1	05.12.2024
Elevation plan	Existing	DE1297/03 REV P1	05.12.2024
Floor plan	Proposed ground	DE1297/04 REV P1	05.12.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 23.01.2025

Authorising Officer sign/initial Guy Everest Date: 28.01.2025