Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0884
Smokey Cottage, Guyhurst Spinney, Thakeham, Pulborough, West Sussex, RH20 3EL

DESCRIPTION:

Demolition of existing conservatory and erection of a first-floor side extension.

RELEVANT PLANNING HISTORY:

DC/08/1241	Demolition of existing conservatory and proposed new conservatory to side	Application Permitted on 28.07.2008
DC/10/1522	Porch to rear/side elevation	Application Permitted on 27.09.2010

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

Neighbourhood Plan:
Thakeham Parish Neighbourhood Plan has been Made.
Policy 6- Design

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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.

Parish Comments:

No Objection

Representations:

2 letters of representation received, one in support of the application to accommodate growing family.

The second letter of representation received objects on the grounds of the following:

- Concern how delivery vehicles and contractor vehicles will impact on the road.
- Potential noise during construction
- Privacy and light impact on neighbouring properties
- Possible removal of hedges

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 from case officer site visit. 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.

Policy 6 of the Thakeham Neighbourhood Plan states that the scale, density, massing, height, layout and materials of all development proposals, including alterations to existing buildings, should reflect any architectural or historic characteristics of particular merit in, and the scale of the surrounding buildings and in the wider area.

Smokey Cottage is a semi-detached two storey dwelling positioned at the end of a cul-de-sac with two access point, the main access is located to the side of the site where the property is positioned at a set back away from the main road of the cul-de-sac. The second access is located from High Bar Lane through a private walkway leading to the back of the house. The property is not clearly visible from the public realm. The property resides within the built-up area of Thakeham. The application seeks planning permission for the demolition of existing conservatory and erection of a first-floor side extension.

The proposed extension would be largely contained within the existing footprint, where the front elevation of the proposed first floor would be set back from the principal dwelling. As mentioned, the host building is set back from the highway and contained within a well screened plot. The proposed extension would be in keeping with the scale of the existing building, would be well contained within the curtilage, with a design and detail which reflects elements of the existing. It is acknowledged that there

are examples of render within the wider locality, where the use of this material would not appear out of character.

It is considered that the proposal would not create a disproportionately large dwelling and that there would be no adverse impact on the character or appearance of the site or wider surrounding area, and that the proposal 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.

It is recognised that an objection has been received with respect potential impact on neighbouring properties. It is considered that the siting and layout of the proposed extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. The nature of the alterations would not lead to any loss of light or outlook, with the siting not leading to concerns in respect of overlooking or loss of privacy.

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

It is noted that concerns have been raised with regard potential impacts during the construction phase. Such impacts would be temporary and are not considered to result in material harm to the amenity and enjoyment of neighbouring properties.

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/24/0884
(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 & Floor plan	Plans and Elevations - Existing	01	05.06.2024
Elevation & Floor plan	Plans and Elevations - Proposed	02	05.06.2024
Location plan		NONE	05.06.2024
Block plan		NONE	05.06.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 08.08.2024

Authorising Officer sign/initial Tamara Dale Date: 12.08.2024