DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0846
22 Newman Way, Billingshurst, West Sussex, RH14 9ZP

DESCRIPTION:

Erection of a single storey rear extension.

RELEVANT PLANNING HISTORY:

DC/19/0824	Non Material amendment to previously approved application DC/17/0079 (52 residential dwellings including 9 affordable units and associated landscaping, parking, open space and servicing details (reserved matters for parcel H8a, b and c of DC/15/0059) Relating to amendments to floor plans and elevation of plots 4 and 5	Application Permitted on 30.04.2019
DC/17/0079	52 residential dwellings including 9 affordable units and associated landscaping, parking, open space and servicing details (reserved matters for parcel H8a, b and c of DC/15/0059)	Application Permitted on 25.05.2017

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 25- Strategic Policy: The Natural Environment and Landscape Character
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
Policy 34- Cultural and Heritage Assets
Policy 40- Sustainable Transport
Policy 41- Parking

Billingshurst Parish Neighbourhood Plan 2019 – 2031
Bill 1 - Billingshurst Built-Up Area Boundary
Bill 2 - Housing Design and Character

Billingshurst Parish Design Statement

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:

None received

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 site is to the southwest corner of the Newman Way cul-de-sac. The site is within the built-up area of Billingshurst. 22 Newman Way is a 2-storey dwelling with hipped pitched roof and has a single-storey pitched roofed element to the east elevation providing a study and storage area, which is attached to the neighbouring matching single storey element to the east (No.21).

The dwellings within this part of Newman Way, including the host dwelling, are composed of a mix of facing brickwork and fibre cement exterior wall cladding dark grey in colour. White PVCu glazed windows/doors.

Planning permission is sought to erect a single-storey rear extension to the south elevation to extend the existing living room and dining/family room to the south. The single-storey extension to be depth of 2.5m, width approx. 9.2m to match the width of the side walls of the existing living room and dining room. The roof to be grey GRP flat roof of height 2.8m approx, with a roof lantern over the dining/family room, and a flue located at the southwest corner of the extension. White PVCu glazed doors to the rear of the extension to match the existing rear openings and glazed doors. No side openings.

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 Bill 2 of the Billingshurst Neighbourhood Plan states that development proposals should be guided by the Billingshurst Parish Design Statement and, where practicable, should reflect the scale and local vernacular of the surrounding buildings and use materials that are in keeping with those in existing buildings in the immediate locality.

The proposal would be a subservient addition and given the proposed is to the rear and of single storey, would have limited visibility to the street scene and public views. The proposed is considered to be of a design, form and scale which is not inappropriate 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.

It is considered that the siting and layout of the proposed single storey rear extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity, with the projection not of a depth or height which would cause unacceptable harm. It is noted that no neighbouring representations of objection were 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.

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: 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/24/0846
(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	Elevations & Section A-A Existing	6389 P 03	03.06.2024
Floor plan	Ground Floor Plan - Proposed with Partial Roof Plan	6389 P 04	03.06.2024
Elevation plan	Elevations & Section A-A Proposed	6389 P 05	03.06.2024
Location & Block plan	Location & Block Plan	6389 P 01 REV A	17.06.2024
Floor plan	Ground Floor Plan - Existing	6389 P 02	03.06.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 05.08.2024

Authorising Officer sign/initial Tamara Dale Date: 12.08.2024