Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

OFFICER CHECKLIST	
WEEK ONE (Date Valid)	**13th February 2025**
Check Neighbours	x
Check Consultations (including newts) / Press List	x
Check Description, Plans and Supporting Documents	x
Print and Display Site Notice (if required)	n/a
WEEK TWO (+7)	**20th February 2025**
Visit Site or request site visit photos (in accordance with Site Visit Guidance Note)	x
Draft HRA / AA if necessary. If the water statement is insufficient discuss with TL / PPO whether to discuss / accept amendments to the strategy.	n/a
Instruct Legal if s106 required (with prior TL / PPO agreement)	n/a
WEEK THREE (+14)	**27th February 2025**
If amendments are likely to be needed discuss with TL / PPO (N.B. Only minor amendments will be accepted in accordance with the Amendment Guidance). When requesting amendments give clear deadline (i.e. start of week 5).	n/a
WEEK FOUR (+21)	6th March 2025
If no amendments required, contact agent / applicant with update on progress.	n/a
Confirm whether delegated or committee decision (re: parish and neighbour representations)	x
WEEK FIVE (+28)	13th March 2025
14-day re-consultation letters to be sent on any amended plans	n/a
Prepare draft report	n/a
WEEK SIX (+35)	20th March 2025
Check 35-day Cllr call-in for Committee	n/a
If decision based on original plans, report to be drafted and submitted for sign off	x
WEEK SEVEN (+42)	27th March 2025
If decision based on amended plans, report to be drafted and submitted for sign off	n/a
Reason for EOT	n/a

APPLICATION NO./ADDRESS:

DC/25/0227
2 Cheesmer Way, Broadbridge Heath, West Sussex, RH12 3UY

DESCRIPTION:

Conversion of loft with 2No small flat roof dormers, installation of 2No rooflights on the front roof slope and erection of a shed to the rear.

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:
Broadbridge Heath has not been designated as a Neighbourhood Plan area

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Quality
Policy 20: Development Principles

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 overall objections provided there are no material objections from the adjoining and neighbouring properties to the proposed changes

Representations:

2 letters of representation from the same address have been received, objecting to the application for the following reasons: -

- Overlooking and loss of privacy

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 a site visit and 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.

The proposed rear dormer would represent some additional bulk and mass to the rear roof slope of this terraced property. However, the proposed design would be of a scale and form that would be subservient to the main dwelling and roof and would not appear unduly prominent or incongruous in views from neighbouring properties or from the wider streetscene. There is also evidence of loft dormer window elements in the local area. It is considered that given the existing arrangement and existing development in the immediate area, the modest sized front and rear dormers and rooflights would not have a significant impact on the character of the surrounding area. The visual impact of the proposal is therefore considered acceptable, and it is considered that the proposal complies with the relevant policies of the HDPF.

The application also seeks planning permission for the erection of a shed to the rear. The proposed shed, having regard to it modest height, is considered to be of an appropriate design, form and scale appropriate to the character and appearance of the existing dwelling and would have a minimal impact on the character and appearance of the wider area. It is considered that the scale and siting of the shed would be sufficient to create a subservient appearance and that the character and appearance of the site and wider surrounding area would be preserved and would also be sufficient to prevent any significant impact on the amenities of adjoining occupiers.

The proposal when considered cumulatively would be a clearly 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.

It is noted that a representation of objection has been received from a property to the front of the application site commenting on concerns of overlooking from the proposed front dormer window. It is considered that given the existing degree of overlooking in the area, where mutual overlooking is anticipated, the proposed front dormer would not represent a significant increased level of impact and would not result in unacceptable harm to the privacy and amenity of the neighbouring occupiers given the prevailing existing situation and existing views. The impact of the proposal on the privacy and amenity of neighbouring occupiers is therefore considered acceptable and it is considered that the proposal complies with the relevant policies of the HDPF.

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.

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 visual impact, and impact of the proposal on the privacy and amenity of neighbouring occupiers and parking, is considered acceptable and it is considered that the proposal complies with the relevant policies of the HDPF. It is therefore recommended that planning permission is granted subject to the appropriate conditions.

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 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the dormer window to the front (eastern) elevation as shown on plan drawing number 003 Rev D has been fitted with obscured glazing. No part of that window that is 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 application form received 13.02.2025.

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/25/0227
(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
Floor plan	Proposed Floor Plan	002 Rev B	13.02.2025
Floor plan	Existing Floor Plans	001	13.02.2025
Elevation plan	Existing & Proposed Elevations	003 Rev D	13.02.2025
Block plan	Proposed Block Plan	005 Rev A	13.02.2025
Location plan	Location Plan	006 Rev A	13.02.2025
Elevation & Floor plan	Proposed Shed Plan & Elevations	004	13.02.2025

DELEGATED

Case Officer sign/initial Marie Riggs Date: 03.04.2025

Authorising Officer sign/initial Tamara Dale Date: 09.04.2025