Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0130
Lowood , Knob Hill, Warnham, West Sussex, RH12 3SN

DESCRIPTION:
Installation of 1No. roof light on front elevation (Retrospective)

RELEVANT PLANNING HISTORY:

DC/20/2490	Conversion of existing loft and extension to rear roof rear to create habitable living space. Erection of a single storey side extension. Installation of 1 No. front roof light, 2 No. rear rooflight and 3 No. rooflight to side elevation.	Application Permitted on 16.02.2021

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
Policy 34- Cultural and Heritage Assets

Warnham Neighbourhood Development Plan 2017 – 2031 (WNDP)
Policy W5: Design of Residential Development
(Protection of Conservation Area. Listed Buildings or Structures of Character)

Warnham Parish Design Statement

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:
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
This application is for the Installation of 1No. roof light to the front elevation of Lowood, a detached chalet bungalow property set back from Knob Hill. The development is within the Warnham Conservation Area and to the north of the defined Warnham settlement. The rooflight has been installed and the application is therefore retrospective.

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 34 of the HDPF seeks to conserve, sustain and protect the cultural and heritage assets that are within the district. It ensures that development within conservation areas is consistent with the special character of buildings and areas of which they are located within. Areas and buildings that fall under conservation, Listed Building designations or are approximate to them will be protected from inappropriate development which will harm the character and setting of the area / building.

Policy W5 states that proposals for residential development will be supported where the scale and character of the proposals respect the landscape and its features, valued views into and out of the settlement, the local streetscape and heritage assets. No unacceptable loss of amenity for neighbouring uses through the loss of privacy, loss of light or visual intrusion. They demonstrate high quality design that is in keeping with the scale and existing character of buildings and layout in the area and protect and preserve priority habitats. Policy W5 also states that development should respect and protect the buildings and environment of the Conservation Area, listed buildings and the other heritage assets of the parish.

The WNDP also states that development should not have a harmful impact on either the setting of any listed building or the conservation area generally.

The front rooflight is well contained within the front roofslope and does not appear an intrusive or unduly dominant addition to the building. There are examples of comparable rooflights in the immediate vicinity of the site and in this context there would be no adverse impact on the Conservation Area, the character and appearance of which would be preserved. 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 front rooflight is at a height where no unacceptable intrusive views into neighbouring properties or land have been created, despite the splayed boundary arrangement with Oakridge to the north. The resulting relationship between the rooflight and adjoining property would not be unusual or unexpected in a location such as this and no harmful loss of privacy has arisen. The residential use of the property is such that no intrusive or harmful light spill would be anticipated. The amenity impacts are considered acceptable and in accordance with the above policy.

Other Considerations

The submitted plans are considered accurate for the purposes of assessing the proposed development.

It is noted that the front rooflight could have been installed under permitted development rights for dwellinghouses (and Part C of Schedule 2 within Part 1 of the GPDO).

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/24/0130
(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		BD/20/01 REV B	23.01.2024
Elevation & Floor plan	Sections, as existing	BD/20/02 REV A	23.01.2024
Elevation & Floor plan	Sections, as proposed	BD/20/03 REV A	23.01.2024
Supporting Statement	Heritage	NONE	13.02.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 08/04/2024

Authorising Officer sign/initial Guy Everest Date: 09.04.2024