Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

OFFICER CHECKLIST	
WEEK ONE (Date Valid)	**24th October 2024**
Check Neighbours	Y
Check Consultations (including newts) / Press List	Y
Check Description, Plans and Supporting Documents	Y
Print and Display Site Notice (if required)	N/A
WEEK TWO (+7)	**31st October 2024**
Visit Site or request site visit photos (in accordance with Site Visit Guidance Note)	N
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)	**7th November 2024**
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)	**14th November 2024**
If no amendments required, contact agent / applicant with update on progress.	**N**
Confirm whether delegated or committee decision (re: parish and neighbour representations)	**DELEGATED**
WEEK FIVE (+28)	**21st November 2024**
14-day re-consultation letters to be sent on any amended plans	**N/A**
Prepare draft report	**Y**
WEEK SIX (+35)	**28th November 2024**
Check 35-day Cllr call-in for Committee	**Y**
If decision based on original plans, report to be drafted and submitted for sign off	**Y**
WEEK SEVEN (+42)	**5th December 2024**
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/24/1443
77 Meadow Drive, Henfield, West Sussex, BN5 9FG

DESCRIPTION:

Erection of a pitched single storey side extension between the existing residence and garage, installation of new doors and windows to the front and rear elevations.

RELEVANT PLANNING HISTORY:

DC/24/1050 Erection of pitched one storey side extension between the Split Decision on 09.09.2024

	existing residence and garage, including the insertion of new doors and windows in the front and rear elevations and air source heat pump (Lawful Development Certificate - Proposed)	
DC/11/0787	Residential development comprising 130 dwellings and provision of open space (Land to the East of Parsonage Farm) (Approval of Reserved Matters)	Application Permitted on 07.10.2011
DC/09/1222	Residential development comprising 130 dwellings and provision of open space (Land to the East of Parsonage Farm) (Outline)	Application Permitted on 27.07.2010

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

Henfield Neighbourhood Plan 2017-2031
Policy 12- Design Standards for Development

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles

Henfield 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:

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

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 and photographs supplied by the agent. 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 12 of the HNP seeks to ensure that all new development is of high quality, environmentally sustainable, well-designed, and reflects the distinctive character of the villages within the Parish. Inappropriate development should not be allowed to preserve the historic environment of the Henfield Parish.

The proposed development is for the erection of a pitched single storey side extension connecting the existing dwellinghouse and garage at 77 Meadow Drive, within the Built Up Area of Henfield. New doors and windows are also proposed to be installed.

This planning application follows a split decision in a previous Lawful Development Certificate application DC/24/1050 which refused an identical proposed extension due to Class A in Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) being removed in approval condition 15 of the reserved matters application DC/11/0787.

The proposed side extension would be about 2.73 metres wide and 3.48 metres deep, with its width covering the existing gap between the host dwelling and the garage. Two doors would be added to the existing garage allowing direct access from the front and rear gardens of the plot, and an opening with a door would be installed for indoor access from the dwelling/proposed side extension to the garage.

Two windows would be installed in the proposed side extension, with one at the front elevation and the other to the rear. An additional window would also be installed at the ground floor east elevation of the existing dwelling. Matching materials are proposed for all aspects of the proposed development, and the scale of the proposed side extension is considered modest.

The proposed development 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.

The walls of the proposed side extension do not extend beyond either the south-facing wall of the host dwelling or the north-facing elevation of the existing garage. The proposed east-facing window for the existing dwelling would not directly front any windows, principal elevations or rear gardens of any adjacent dwellings. 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.

Other Matters

According to existing plans submitted to this planning application, the air source heat pump appears to have not yet been installed. The proposed installation of air source heat pump would be subject to Class G of Part 14 Schedule 2 of the GPDO 2015 under the approved and granted Lawful Development Certificate DC/24/1050 and its relevant regulatory condition.

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: 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/24/1443
(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
Block plan		IMA-24002-00001	19.09.2024
Roof plan	Existing Roof Plan	IMA-24002-01100	19.09.2024
Floor plan	Existing ground	IMA-24002-01101	19.09.2024
Elevation plan	Existing North and South Elevations	IMA-24002-01200	19.09.2024
Elevation plan	Existing Eats, West and Garage Elevations	IMA-24002-01201	19.09.2024
Section plan	Existing Sections	IMA-24002-01300	19.09.2024
Roof plan	Proposed Roof Plan	IMA-24002-10100	19.09.2024
Floor plan	Proposed Ground Floor Plan	IMA-24002-10101	19.09.2024
Elevation plan	Proposed North and South Elevations	IMA-24002-10200	19.09.2024
Elevation plan	Proposed East, West and Garage Elevations	IMA-24002-10201	19.09.2024
Section plan	Proposed Sections	IMA-24002-10300	19.09.2024
Location plan		NONE	23.09.2024
Elevation & Floor plan	Extension Details	IMA-24002-20501	19.09.2024

DELEGATED

Case Officer sign/initial Joshua Lee Date: 15.11.2024

Authorising Officer sign/initial Tamara Dale Date: 18.11.2024