Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1957
9 Saxon Road, Steyning, West Sussex, BN44 3FP

DESCRIPTION:
Erection of single storey side and rear extensions, and loft conversion.

RELEVANT PLANNING HISTORY:

UB/28/54	Two bungalows and garages. (From old Planning History)	Application 03.11.1954	Permitted on
UB/24/50	House and garage. Comment: B. regs. (From old Planning History)	Application 05.07.1950	Permitted on

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

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
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

Steyning Neighbourhood Plan:
SNDP3 – Contribution to Character

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:
The initial application received an objection on the basis of the plans being misleading. The plans include a first-floor redevelopment that does not match the description.
The application was then reconsulted with amended description and floor plan label but no further comment received within the reconsultation period.

Representations:
Two neighbouring representations received in Support of the application. One also commenting with concern though of builders vehicles potentially blocking neighbouring gates or damaging roadside verges.

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:

Character and Appearance

The application site is to the east side of Saxon Road within the Steyning BUAB. 9 Saxon Road is a detached brick-built 2-bed bungalow with clay tiled roofing pitched to all sides. The dwelling has an attached flat roofed garage to its north side, and a rear conservatory extension with shallow pitch (almost flat) roof. The bungalow is set back from the front boundary which is formed of a low brick wall and shrubs. A driveway provides parking spaces for a number of cars and additional parking space is available within the front curtilage. This part of Saxon Road is characterised by a mix of detached bungalows and two storey dwellings and there is evidence of extensions to bungalows in the area, including the addition of loft accommodation.

Planning permission is sought to remove the attached garage and rear conservatory and erect single storey side and rear extensions, loft conversion, pitched roofing to each elevation, with two rooflights to the west (front) elevation serving a stairwell and bedroom, two rooflights to the north (side) elevation serving an en-suite and bedroom. To the south (side) elevation a pair of double rooflights to serve an en-suite and further two rooflights to serve bedroom and dressing room. To the rear is proposed two rooflights and an inset balcony serving bedroom space. Proposed materials are face brickwork to match existing, artificial slate to the roof, and powder coated aluminium replacement windows. First floor accommodation would consist of a master bedroom suite and two further small bedrooms and shower room. The extension also would enable a ground floor reconfiguration with open plan living/kitchen space, entrance hallway, and two ensuite rooms.

The application was reconsulted with an amended description including the proposed loft conversion and a clearer labelling on the proposed floor plans.

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 development would extend the existing modest bungalow and provide loft accommodation whilst removing the existing adjacent flat roof garage. The extension would improve the appearance of the dwelling and site, and 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 extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. Off-street parking is available on the driveway and within the curtilage and is considered sufficient to accommodate vehicles that would be associated with the proposed resultant dwelling.

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 193 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 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 and finishes of 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/24/1957

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan	Existing floor, elevation and section	01	17.12.2024
Floor plan	Proposed	02 A	04.02.2025
Block plan	Proposed elevations and sections	02	17.12.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 25.02.2025

Authorising Officer sign/initial RHERMITAGE Date: 26.02.2025