Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1137
51 Camelot Close, Southwater, West Sussex, RH13 9XP

DESCRIPTION:
Erection of a part single and part two-storey side extension and extension to existing porch.

RELEVANT PLANNING HISTORY:

DC/07/1277	2-storey front/side extension and rear conservatory	Application Refused on 27.07.2007
DC/07/2549	Single and 2-storey side extension and rear conservatory	Application Permitted on 03.01.2007

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:
Southwater Neighbourhood Development Plan (2019-2031)
Policy SNP16 - Design

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 SNP 16 of the Southwater Neighbourhood Plan states that all development must be of high quality design, including facing buildings with locally sourced materials or equivalent, encouraging a variety of complementary vernaculars to encourage contextually appropriate design and diversity, and making sure that the design of new development actively responds to other properties in the vicinity.

Planning permission was granted in 2007 (under reference DC/07/2549) for the erection of a single and 2-storey side extension and rear conservatory. The proposed part single and part two-storey side extension and extension to existing porch would be of similar dimensions as that previously approved, with the proposed conservatory not included in this application. It is considered that there have not been any changes in circumstances that would warrant a different decision being taken with regard to the current application.

It is considered that the proposed two storey side extension would be seen as a coherent and sympathetic addition, which would reflect the form and detailing when viewed against the host dwelling and would be sited appropriately within the curtilage of the site. The two-storey side extension would reflect the scale, form and design of the existing dwelling, with the frontage set back and lowered ridge sufficient to create a subservient form and relationship with the host building. The proposed front porch extension would be of a modest scale and is considered to be of a design, form and siting which would appear a sympathetic addition to the front of the property and would be clearly subservient to the main building. The visual impact of the proposal is therefore considered acceptable. The proposed extensions would not appear unduly dominant or intrusive, appearing as a clearly subservient additions to the building.

The proposal 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 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 186 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 and finishes of all new external walls, windows and roofs of the development hereby permitted shall match in type, colour and texture those of the existing building.

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/24/1137
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		100 REV B	09.08.2024
Block plan		101	24.08.2024
Elevation & Floor plan	Existing	200	24.08.2024
Elevation & Floor plan	Proposed	700	24.08.2024

DELEGATED

Case Officer sign/initial	Marie Riggs	Date:	26.09.2024
Authorising Officer sign/initial	RHERMITAGE	Date:	04.10.2024