Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1477
16 Weald Close, Horsham, West Sussex, RH13 6HE

DESCRIPTION:
Demolition of existing double garage, erection of a single storey front extension and a two storey side extension. Alterations to fenestration.

RELEVANT PLANNING HISTORY
None relevant

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

Horsham Blueprint Business Neighbourhood Forum
Policy HB3: Character of Development

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.

HDC Arboriculture: The property is subject of an Area Tree Preservation Order (Ref: TPO/0070) that protects all trees present when the TPO was made in 1961. There are no protected trees or other trees of landscape significance/potential constraint remaining either on the property or in relatively close proximity to the boundaries.

Parish Comments:
Object, two small windows at front are out of character with area and should be changed.

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

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.

Policy HB3: Character of Development of the Horsham Blueprint Business Neighbourhood Plan states that – "Development is expected to preserve and enhance the Character Area in which it is located. The design of new development should take account of the local context and reflect the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area. Innovation in design will be supported, however, where this demonstrably enhances the quality of the built form in a character area".

16 Weald Close is a detached dwelling within the build-up boundary of Horsham. The proposal seeks for the approval for the demolition of existing double garage, the erection of a single storey front extension and a two-storey side extension, with alterations to fenestration.

The existing pattern of development includes both hipped and gabled roofs to both the front and side elevations, a number of which are later additions. In this context the two-storey side extension and front / rear gabled roof form would not be out of keeping. The side extension would retain appropriate separation from the shared side boundary, with the visual gap sufficient to ensure the resulting dwelling does not appear cramped or overdeveloped.

The single-storey front extension would be clearly subservient and of a form and design which would be in keeping with the host building and the wider surrounds.

The materials would match the existing property on the roof with brickwork to the remaining house. There is some variation in the material palette of neighbouring dwellings with the location not so sensitive that new materials could not be successfully introduced. The introduction of off-white cladding to the first-floor levels and white render (at ground floor to the front and rear) would not be considered to result in a level of harm which would warrant a refusal of planning permission, and the resulting appearance would not appear intrusive or harmfully discordant.

The Parish comments are noted in respect of the first-floor window openings within the front elevation of the two-storey side extension. The height, glazing pattern and opening method of these windows would reflect the remainder of the building, and while the width and proportions is narrower this would not result in any adverse visual impact which would detract from the street scene.

The proposed extensions are considered to be of a design, form and scale which would be sympathetic to the host building and in keeping with the character and appearance of the wider surrounding area. There would be no impact on protected trees or other trees of landscape significance. 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 extensions and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. The siting of new window openings would not create any views which would be unexpected in an established residential location such as this, and no unacceptable loss of privacy would result from the proposal.

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/24/1477
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Section plan	Existing	CH1250/005	25.09.2024
Floor plan	Proposed Ground	CH1250/006	25.09.2024
Floor plan	Proposed First and Roof	CH1250/007	25.09.2024
Elevation plan	Proposed	CH1250/008	25.09.2024
Section plan	Proposed	CH1250/009	25.09.2024
Supporting Docs	Application Form	NONE	25.09.2024
Location & Block plan		CH1250/001	25.09.2024
Floor plan	Existing Ground	CH1250/002	25.09.2024
Floor plan	Existing First and Roof	CH1250/003	25.09.2024
Elevation plan	Existing	CH1250/004	25.09.2024
Location plan		NONE	25.09.2024

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 18/11/2024

Authorising Officer sign/initial Guy Everest Date: 20.11.2024