Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0677
8 Sloughbrook Close, Horsham, West Sussex, RH12 5JD

DESCRIPTION:
Erection of a detached outbuilding to the rear of the garden & change of fenestration to existing dwelling & installation of timber cladding to existing single storey rear addition

RELEVANT PLANNING HISTORY:

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|---|---|---|
| NH/150/01 | 2 single-storey rear extensions<br>Site: 8 Sloughbrook Close Horsham | Application Permitted on<br>27.09.2001 |

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**:
North Horsham has not been designated a Neighbourhood Plan area.

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**

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 outbuilding would be a modest addition which would be well contained within the rear curtilage. The small-scale nature of the outbuilding would integrate well with the character of the existing dwelling and would not be considered out of the ordinary within a residential setting and would not detract from the prevailing character of the wider surrounding area.

The alteration to window openings represent minor alterations which would sit comfortably within the context of the host building and would have no discernible impact on the wider surrounding area.

The incorporation of western red cedar cladding to the existing single storey rear extension would create some contrast with the host building. It is though considered that the resulting appearance would create visual interest to the addition, with the wider visual impact limited by reason of its single-storey height and siting to the rear. It is not therefore considered that the use of timber cladding would result in a harmful or incongruous contrast in this location.

It is considered that taken as a whole, the proposed outbuilding and alterations to the main dwelling would 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 scale and siting of the proposed outbuilding and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. The use of the outbuilding for incidental purposes would not be expected to result in significant potential for harmful levels of noise or disturbance.

The siting and size of the new and altered window openings would not introduce any overlooking which would be unusual or unexpected in an established residential location such as this, where a mutual degree of overlooking is already present. The proposal would not lead to any harmful loss of privacy.

The amenity impacts of the proposal are therefore acceptable and in accordance with the above policy.

**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 approved proposed elevations plan drawing numbered WPD02324/A/23 Rev C and the schedule of materials received on 31.05.2024.

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.

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**Plans list for: DC/24/0677**
(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 & Block plan | | WPD02324/A/01 REV A | 01.05.2024 |
| Elevation plan | Existing | WPD02324/A/21 REV B | 23.05.2024 |

| | | | |
|---|---|---|---|
| Floor plan | Existing | WPD02324/A/20 REV B | 23.05.2024 |
| Elevation plan | Proposed | WPD02324/A/23 REV C | 23.05.2024 |
| Floor plan | Proposed | WPD02324/A/22 REV C | 23.05.2024 |
| Elevation & Floor plan | Proposed | WPD02324/A/10 REV B | 01.05.2024 |
| Supporting Statement | Proposed | NONE | 01.05.2024 |
| Supporting Docs | Schedule of Materials | NONE | 31.05.2024 |

**DELEGATED**

Case Officer sign/initial Marie Riggs Date: 19.06.2024

Authorising Officer sign/initial Guy Everest Date: 19.06.2024