Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0368
22 Bens Acre, Horsham, West Sussex, RH13 6LW

DESCRIPTION:
Erection of single storey side and rear extension with internal alterations

RELEVANT PLANNING HISTORY:

DC/24/0570	Erection of single storey side and two storey rear extensions with internal alterations (Lawful Development Certificate - Proposed)	Withdrawn Application on 24.04.2024
DC/23/1084	Erection of a two storey side extension with internal alterations.	Application Refused on 20.09.2023
HU/308/95	Single-storey extension at side and rear Site: 22 Bens Acre Horsham	Application Permitted on 13.02.1996

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 Plan (HBBNP) 2019 - 2036:
Policy HB3 - Character of Development
Policy HB4 - Design of Development

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
Southern Water: It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

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:
Object (*to the original proposal*) for the following reasons: -

- 2 storey extension should have a 1m gap to boundary.
- Neighbouring amenity.
- Plans inadequate.
- Should plans proceed, north facing side window should be obscured.

The plans were subsequently amended, and no further comments have been received.

Representations:
2 representation (from one address) were received, objecting to the proposal for the following reasons:-

- Design
- Loss of Privacy / Light

The plans were subsequently amended, and no further comments have been 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
This application is for the Erection of single storey side and rear extension with internal alterations at 22 Bens Acre, Horsham. 22 Bens Acre is a detached two-storey property that sits back away from Bens Acre Road. Bens Acre road itself is a residential road off Grebe Crescent with other similarly styled two storey detached dwellings neighbouring. The property looks out on to greenspace as there no dwellings on the opposite side of the road.

The application has been assessed on the basis of the submitted details, together with the planning history of the site, available images and photographs. 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.

Policy HB3 and HB4 of the HBBNP cover the design and character of development within Horsham which is supported by the neighbourhood councils of Forest, Denne and Trafalgar. It advocates for high quality design and construction that integrates with its surroundings whilst minimising impact on natural

environments. It should reflect the character and architectural forms of the area in order to protect against inappropriate design.

As part of the application process amended plans were received which reduced the previously proposed two-storey element to a single-storey. The resulting single-storey extension would be positioned on the north elevation and would create a garage and utility room. The roof height for this part of the extension is lowered from a pitch roof of 3.5m, to a false pitch at 3.3m. The rear is remodelled with a new roof design matching the side extension to a false pitch roof. This is also at 3.3m. A skylight is proposed to serve the dining area, which appears to be inset.

The extension would be clearly subservient to the host building and is considered to be of a design and form 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 siting and scale of the single-story extension (as amended) and the resulting relationship with neighbouring properties is considered sufficient to ensure no unacceptable impact on neighbouring amenity. A condition is recommended to require the first-floor window to the northern side elevation be obscure glazed, and this would be sufficient to prevent any harmful loss of privacy. It is therefore considered that the amended proposal would not lead to any unacceptable impacts on amenity, 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 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).

4 **Pre-Occupation Condition**: No part of the development hereby permitted shall occupied until the first-floor window to the northern (side) elevation, as shown on drawing no. 240524/RFD/CJD, has been fitted with obscured glazing. No part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

Reason: To protect the privacy of adjacent occupiers 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/24/0368

(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		NONE	11.03.2024
Location plan		NONE	06.03.2024
Elevation & Floor plan	Existing and proposed roof	240524/RFD/CJD	24.05.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 19/06/2024

Authorising Officer sign/initial Guy Everest Date: 19.06.2024