Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1346
Mead House, Tudor Close, Pulborough, West Sussex, RH20 2EF

DESCRIPTION:
Erection of a single storey side and rear extension.

RELEVANT PLANNING HISTORY:

DC/13/0948	Minor material amendment to DC/05/1684 (Erection of replacement dwelling) to include alterations to external windows and doors and alterations to porch and sun room	Application 30.07.2013	Permitted on
DC/13/0644	Non-material minor amendment to DC/05/1684 (Erection of replacement dwelling) to include alterations to proposed external windows and doors and alterations to proposed porch	Application 10.05.2013	Refused on
DC/05/1684	Erection of replacement dwelling	Application 02.09.2005	Permitted on
PL/21/53	Bungalow. (From old Planning History)	Application 08.07.1953	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

Pulborough Neighbourhood Plan:
Pulborough Parish have produced a neighbourhood plan which have been subject to successful Examination but cannot proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations. The following policies are of significant weight subject to water neutrality being demonstrated: -
Policy 1 – A Spatial Plan for the Parish
Policy 15 – Design

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.

Pulborough Parish Council:
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 site is located within a residential area, at the northern end of Tudor Close, north of West Chiltington Road, Mare Hill. The site is outside any Built-Up Area Boundary (the Pulborough BUAB is 1km to the west and the West Chiltington Common BUAB is 0.75km to the southeast) and is therefore a countryside location in terms of planning policy.

Mead House is a two-storey detached dwelling which was permitted as a replacement dwelling under permission DC/05/1684, and with subsequent minor amendments permitted since. The dwelling is set

within a generous sized plot. A driveway from Mead Close to the south runs northwards along the western side of the garden and round the west side of the house to the north side where the main entrance can be found. The house is of brick construction with tile hanging at first floor level and clay tiled pitched roofing. The area is characterised by detached two storey dwellings within generous plots. Mature vegetation and trees provide boundary screening.

Planning permission is sought for a single-storey extension to the south elevation and at the southeast corner to provide an extended kitchen/dining room space, an additional 48.5 sqm approximately. A flat sedum roof is proposed to help with biodiversity gain. Two roof lights for natural light but to also be able to get a glimpse of the sedum roof and insects. Proposed materials are brick facing with painted white render. Copper roof with a sedum roof above. Large areas of glazing to walls. Use of automatic blinds in the evening to limit light spill. Windows will be lightweight aluminium frame.

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 28 of the HDPF states that outside of the built-up area boundary, extensions and alterations will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling.

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.

The dwelling is set within a spacious plot and mature vegetation providing boundary screening. Though large, the proposal 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.

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.

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 the submitted plans and application form.

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/24/1346

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Design & Access Statement		NONE	04.09.2024
Location plan		000	14.10.2024
Floor plan	Existing	001	04.09.2024
Elevation plan	Existing	002	04.09.2024
Block plan		004	04.09.2024
Elevation & Floor plan	Proposed	003	04.09.2024

DELEGATED

Case Officer sign/initial	Steve Astles	Date:	02.12.2024
Authorising Officer sign/initial	RHERMITAGE	Date:	06.12.2024