Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0745
Waterside , Five Oaks Road, Slinfold, West Sussex, RH13 0RL

DESCRIPTION:
Erection of a single storey rear extension, side porch and conversion of front open porch to habitable space

RELEVANT PLANNING HISTORY:
None directly relevant to this current application.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
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

Slinfold Neighbourhood Plan
Policy 5 Development Principles

Slinfold Parish Design Statement

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
District Newt Licensing Scheme: The proposed development is not considered to be relevant to the District Licensing Scheme in this case and we consider there would be no likely impact on great crested newts or their habitats.

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 28 of the HDPF relates to house extensions in the countryside, stating that extensions should not be disproportionate to the size of the existing dwelling and should also be in keeping with the scale and character of the existing dwelling, and that the cumulative impact of existing extensions will be taken into account.

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 5 of the Neighbourhood Plan states that: "*Development proposals which seek to respect the design, density and layout of the surrounding area as detailed in the Slinfold Parish Design Statement will be supported.*"

Both the infill of the front (south) elevation porch and the erection of the side (east) elevation porch are small scale developments. The design and materials remain in keeping with the existing house. It is not considered necessary to restrict the porch door material by condition; commonly doors do not match the materials of the host property.

The rear extension would feature a sizeable rear projection and would introduce a large expanse of flat roof. The extension would though be sited to the rear of the dwellinghouse and is set considerably back from the street frontage of the site. While in some instances the design approach may not be acceptable, in this instance the wider visual impact would be extremely limited. The extension would be clearly subservient to the host building and the contrast deriving from the projection and form of the extension would not result detract from the prevailing character or appearance of the locality.

The proposal is therefore 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. For these reasons it is not considered that the extension would be

harmfully disproportionate to the existing dwelling. 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.

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.

Other Considerations

The proposal would not create new activity in any close proximity to the neighbouring ancient woodland to the west of the site, and would not therefore result in additional pressure within the buffer zone.

The site is located within a zone which provides the most suitable habitat for Great Crested Newts. The extensions would though be contained within the existing incidental curtilage of the dwelling and the nature of the land is such that no impacts on Great Crested Newts would be envisaged.

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/24/0745
(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 plan		24630 - P101	14.05.2024
Site plan	Proposed	24630 - P108	14.05.2024
Floor plan	Proposed	23640 - P109	14.05.2024
Roof plan	Proposed	23640 - P110	14.05.2024
Elevation plan	Proposed	23640 - P111	14.05.2024
Elevation plan	Proposed	23640 - P112	14.05.2024
Supporting Docs	Application Form	NONE	14.05.2024

DELEGATED

Case Officer sign/initial Alice Johnson Date: 02.07.2024

Authorising Officer sign/initial Guy Everest Date: 09.07.2024