Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1717
Owl Cottage, Blackgate Lane, Henfield, West Sussex, BN5 9HA

DESCRIPTION:
Erection of single storey rear and flank extensions, rear first floor gable enlargement over, inset flank hip and new front and rear dormers.

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

Henfield Neighbourhood Plan 2017-2031:
Policy 12: Design Standards for New Development

Henfield Parish Design Statement

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Quality
Policy 20: Development Principles

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.

HDC Design and Conservation: No objection.

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.

Policy 34 of the Horsham Development Framework aims to sustain and enhance the historic environment through positive management of development affecting heritage assets. By reassuring development preserve and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric, and materials.

Policy 12 of the HNP advocates for new development be of sound design and reflective of the character of the area. It aims to protect against inappropriate development by ensuring the design, scale, layout and massing of development is appropriate to the immediate area.

The application seeks planning permission for the erection of single storey rear and flank extensions, rear first floor gable enlargement over, inset flank hip and new front and rear dormers. The roof extensions and alterations would retain the overall character of a chalet bungalow, particularly to the front elevation, and while creating a larger first-floor element to the rear this would be achieved in a manner considered sympathetic to the host building and surrounding area.

The single-storey ground floor extensions and alterations would be clearly subservient to the host building, and would sufficiently reflect the form, scale and detailing of the existing building so as to appear coherent and sympathetic additions.

The proposed front and rear dormers would be modest additions, well contained within the roofslopes and not of a scale, siting or form which would appear unduly dominant additions to the host building.

The proposals in their entirety are considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling and would not harm the character or appearance

of the wider area, and which would have no adverse impacts on the Henfield Conservation Area, the character and appearance of which would be preserved. While the extensions would not incorporate materials to match the existing dwelling, the wider visual impact would be limited by the siting to the rear, with the use of timber cladding not considered to result in a harmful or incongruous contrast in this location. 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 first-floor projection would be set away from shared boundaries with the ground floor extensions / alterations to the northern boundary of a nature and scale which would not lead to unacceptable harm, particularly given the existing arrangement and the layout / siting of the northern neighbour. The additional first-floor window openings would not be unexpected in a residential location such as this, and no intrusive or harmful views of adjoining properties or land would be created.

It is therefore considered that the siting and layout of the proposed extensions and their resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring 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.

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 **Pre-Commencement (Slab-Level) Condition**: No development above ground floor slab level shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

a) Drawings to a scale not smaller than 1:5 fully describing roof details, including sections through:
- roof ridge
- hips
- valleys
- eaves
- verges
- flat roof perimeters
- parapets
- flat roof and pitched roof dormers including cheeks

b) Samples or specifications of external materials and surface finishes.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policies 33 and 34 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/24/1717

(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
Elevation plan	Existing and Proposed South West	2407/8	05.11.2024
Design & Access Statement		NONE	05.11.2024
Supporting Statement	Heritage	NONE	05.11.2024
Location plan		NONE	05.11.2024
Block plan		2407/1	05.11.2024
Floor plan	Existing and Proposed Ground	2407/2	05.11.2024
Floor plan	Existing and Proposed First	2407/3	05.11.2024
Roof plan	Existing and Proposed	2407/4	05.11.2024
Elevation plan	Existing and Proposed North West	2407/5	05.11.2024
Elevation plan	Existing and Proposed South East	2407/6	05.11.2024
Elevation plan	Existing and Proposed North East	2407/7	05.11.2024
Location & Block plan		2407/1	13.11.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 03.01.2025

Authorising Officer sign/initial Guy Everest Date: 08.01.2025