Planning Services
Horsham District Council
Parkside
Chart Way
Horsham
West Sussex
RH12 1RL

3 April 2024

Dear Sir/Madam,

Householder Application - Crooked Chimneys, Wimland Road, Faygate, RH12 4SR

Introduction

This Householder Application is submitted to Horsham District Council for the proposed two-storey extension (a revision to planning permission DC/21/1700) at Crooked Chimneys, Wimland Road, Faygate, RH12 4SR.

The application has been submitted via the Planning Portal under the reference PP-12914185.

Submission Documents

This application is supported by the following documents:

- Certificate of Ownership
- Location Plan (C020-PL.000-01);
- Block Plan (Proposed Site Layout - C020-PL.000-02);
- Existing Ground & First Floor Plans (C020-S.010-01);
- Existing Sections A-A & B-B (C020-S.020-01);
- Existing Elevations (C020-S.030-01);
- Existing Roof Plan (C020-S.010-02);
- Proposed Ground & First Floor Plans (C020-PL.010-01);
- Proposed Sections A-A & B-B (C020-PL.020-01);
- Proposed Elevations (C020-PL.030-01);
- Proposed Roof Plan (C020-PL.010-02); and
- Application fee of £328.00.

The Site

Crooked Chimneys is a detached two-storey dwelling located on the eastern side of Wimlands Lane, approximately one mile north-west of the village of Faygate.

The property is located in the countryside, surrounded by undulating grassland and patches of woodland. To the south of the Site resides Bull Lands Farm, some 50m away from the property's southern elevation. Agricultural units belonging to Coomber's Farm are present to the southeast some 70m away.

The property's principal elevation is set back from the highway by a tall hedgerow and modest front garden, while a large drive to the south of the site provides for vehicular access to the detached garage.

The property benefits from a large curtilage with detached garage to the south.

The existing elevations of the property are shown below:

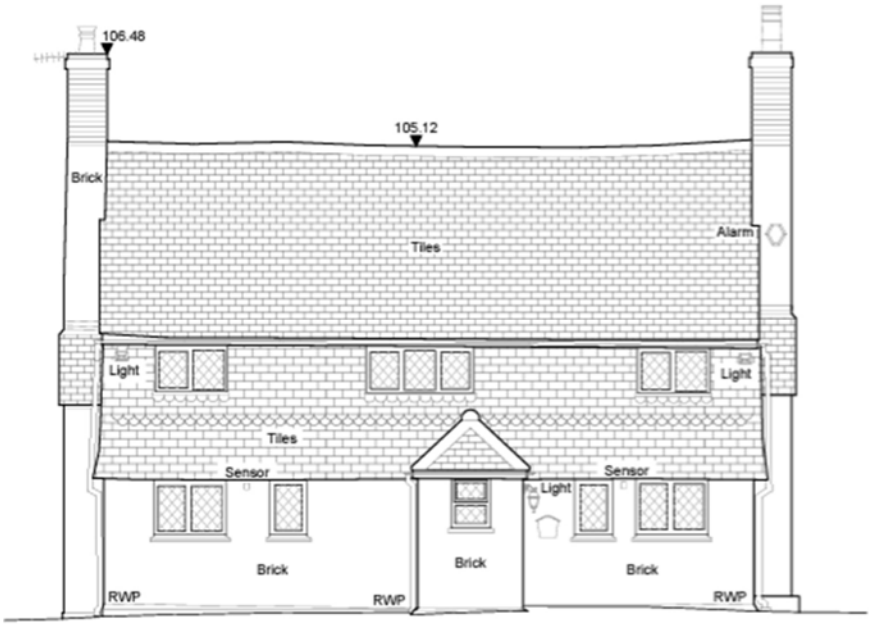

Figure 1: Existing Western Elevation

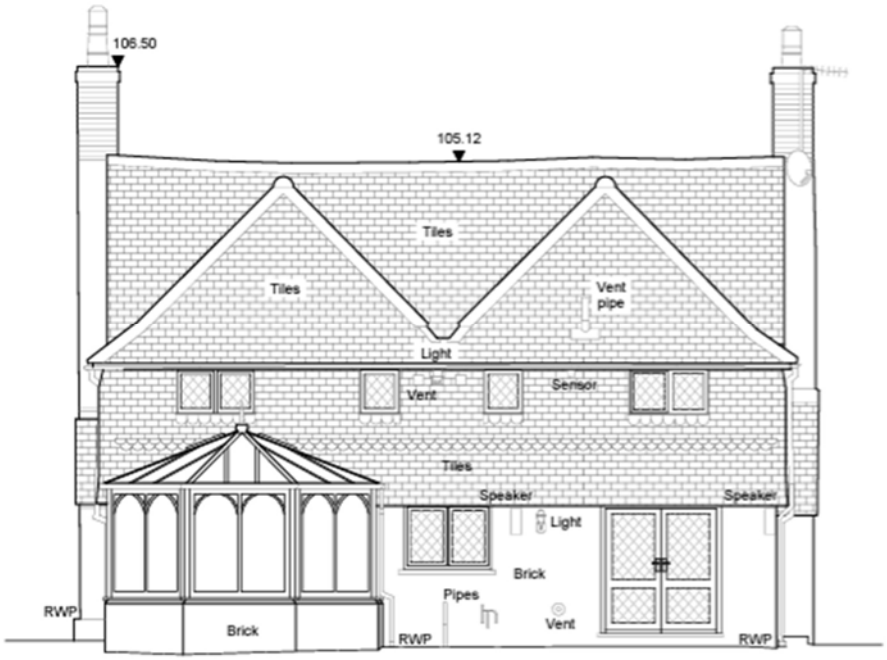

Figure 2: Existing Eastern Elevation

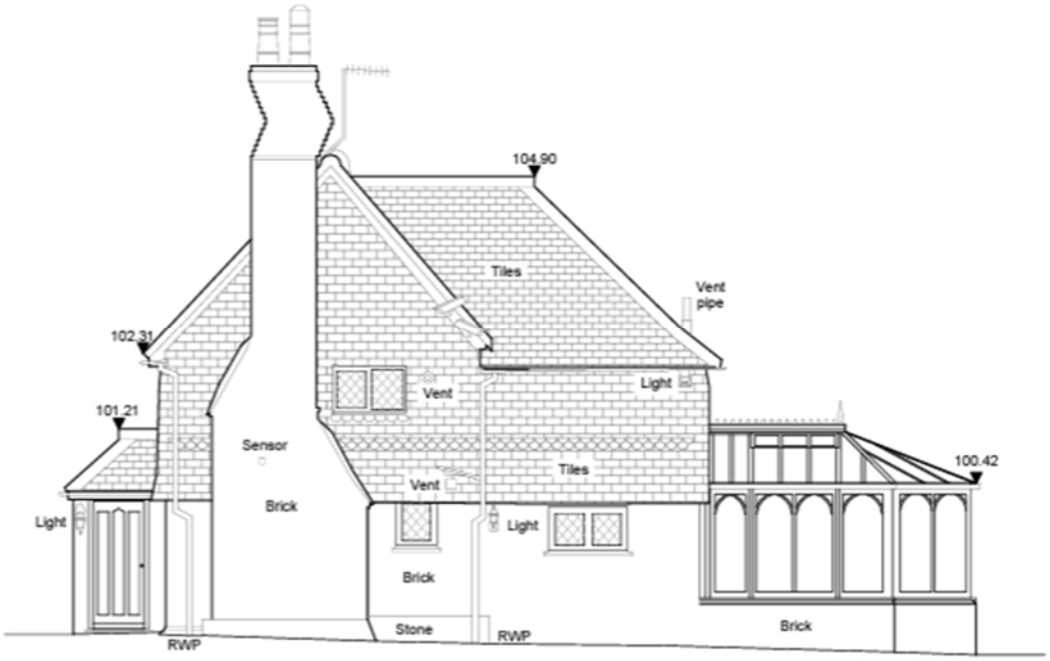

Figure 3: Existing Southern Elevation

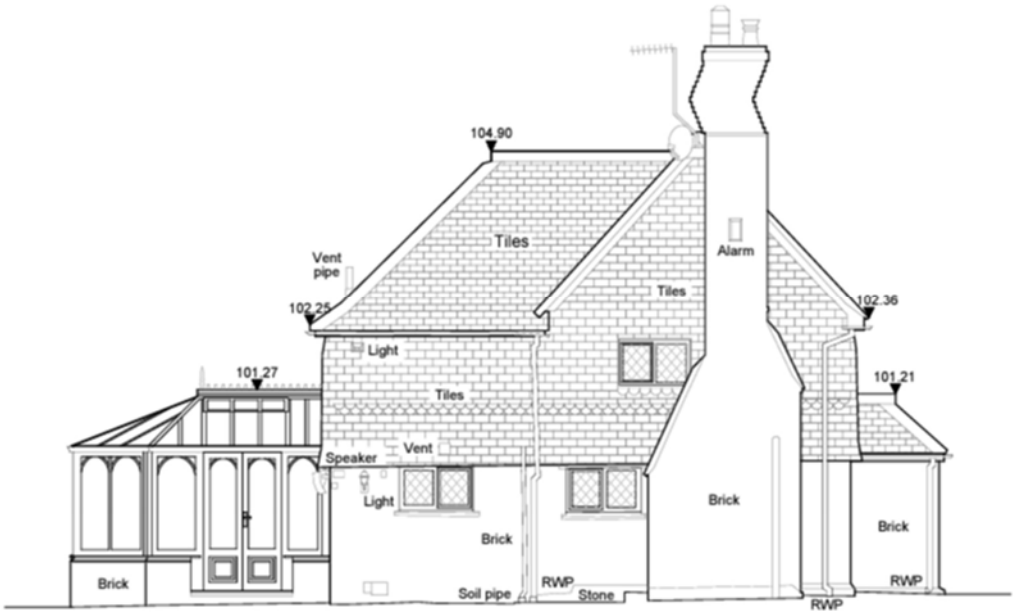

Figure 4: Existing Northern Elevation

Existing Floor Plans

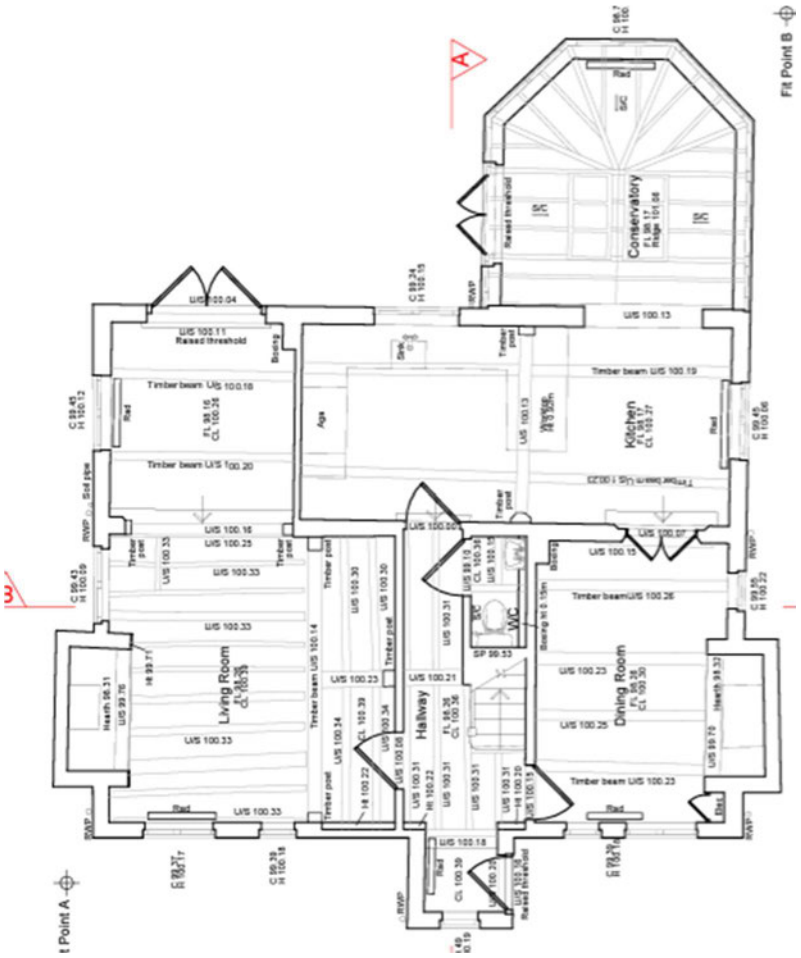

Figure 5: Existing Ground Floor Plan

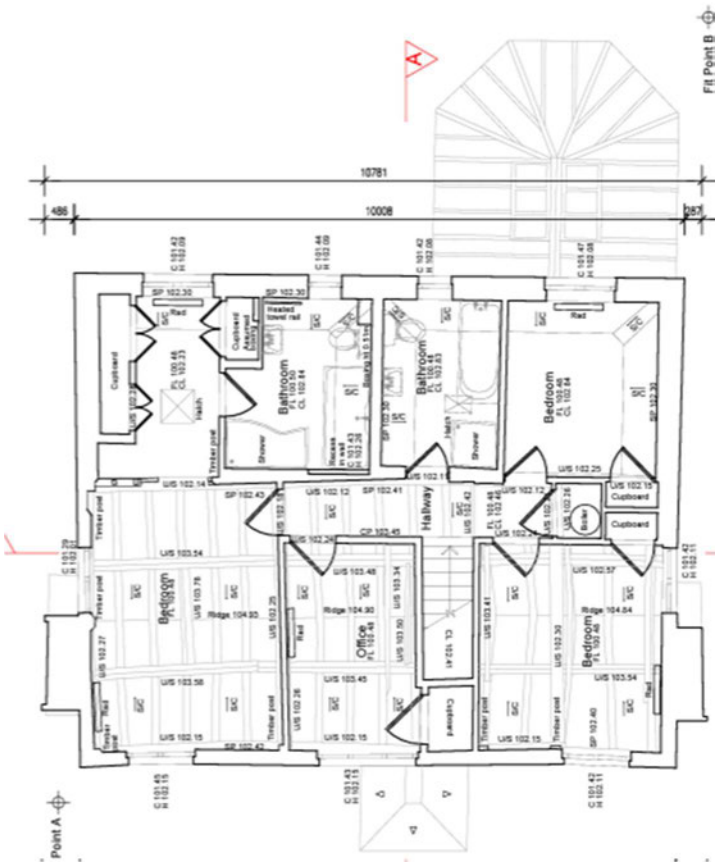

Figure 6: Existing First Floor Plan

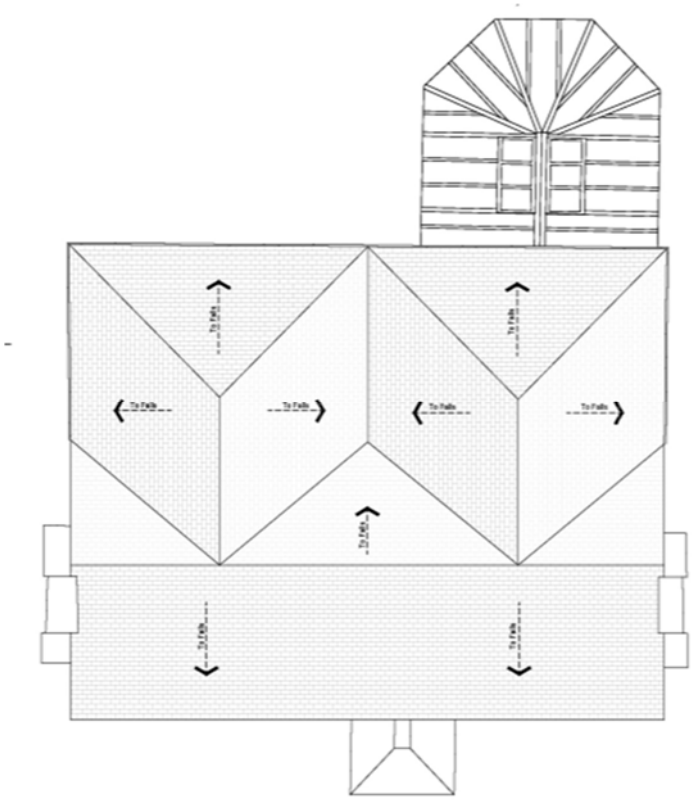

Figure 7: Existing Roof Plan

Planning History

Planning permission DC/17/0248 was granted on 3 April 2017 for a two-storey extension.

A subsequent planning permission DC/21/1700 was granted on 10 September 2021 for a two-storey extension but this has not been implemented and the applicant is now seeking some minor amendments to the previous approval.

It was considered that in the context of Policy 28 of the Horsham District Planning framework (HDPF), as the extension sought was focused to the rear of the dwelling it would have minimal impact on visual amenity. Furthermore, the property is set within a large plot and on balance the proposal was considered to not conflict with the policy, as the resulting building would be viewed as a large dwellinghouse within a large plot in the countryside.

It was stated in the Officer's report:

"*It is considered that taken as a whole, the proposal is of a design, form and scale which would be appropriate to the character and appearance of the existing dwelling and which would not harm the character or appearance of the wider area. The visual impact of the proposal is therefore acceptable and in accordance with the above policies*."

The proposed extension is comparable in principle to the previously approved extension, and thus we would anticipate the same conclusions being reached when considering the proposed extension with regards to limited impact on the public realm, the size of the curtilage and nature of the surroundings.

The reason for this planning application is to seek for approval of the revised design, with the changes specified in the next section.

The Development Proposal

The description of development for this householder application is as follows:

"*2-storey extension – a revision to planning permission DC/21/1700*".

The proposed extension is outlined in the following elevations and floor plans:



Figure 8 - Proposed Front Elevation (West)

As seen on figure 8, the proposed front elevation has an enlarged front entrance porch to replace the smaller front entrance porch in the approved front elevation.



Figure 9 - Proposed Rear Elevation (East)

As seen on figure 9 on the proposed rear elevation, the bi-fold doors on the approved rear elevation have been replaced by sliding doors.



Figure 10 - Proposed Side Elevation (South)

As seen on figure 10, the dormer window on the southern elevation has been moved by

450mm to accommodate the internal layout.



Figure 11 - Proposed Side Elevation (North)

As seen on figure 11, the eaves on the new roof have been raised by 225mm to accommodate for the internal amendments.

Proposed Floor Plans

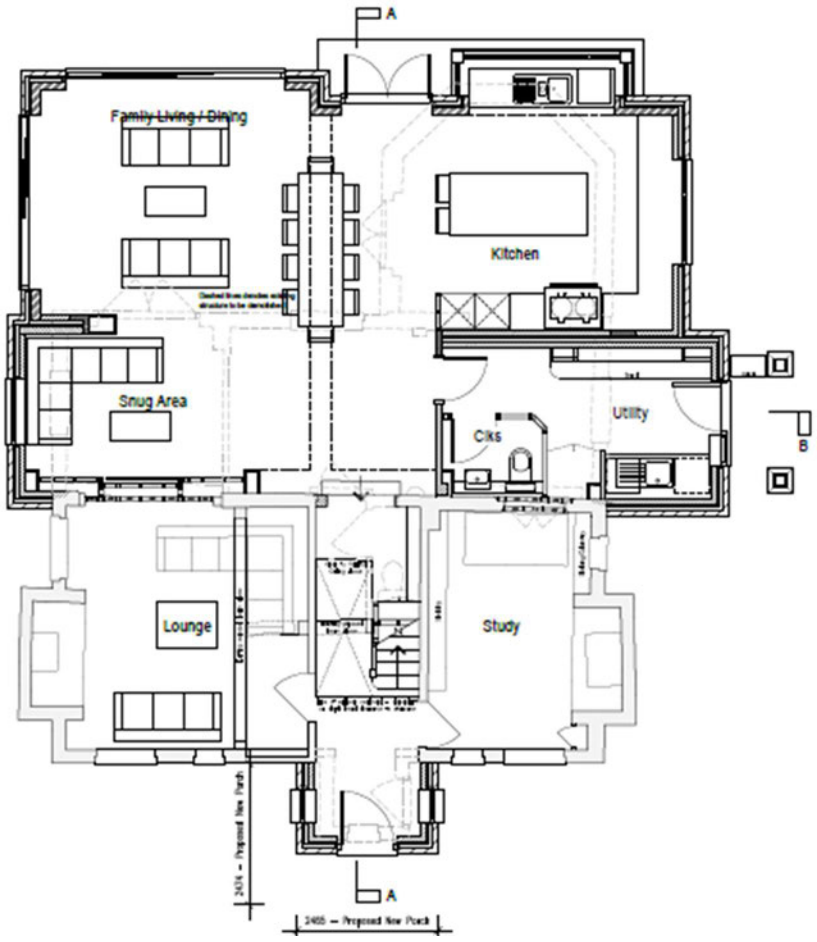

Figure 12 - Proposed Ground Floor Plan

As seen in figure 12 above, the proposed ground floor plan has sliding doors to replace the approved bi-fold doors, and the extended front entrance porch to replace the approved smaller porch.

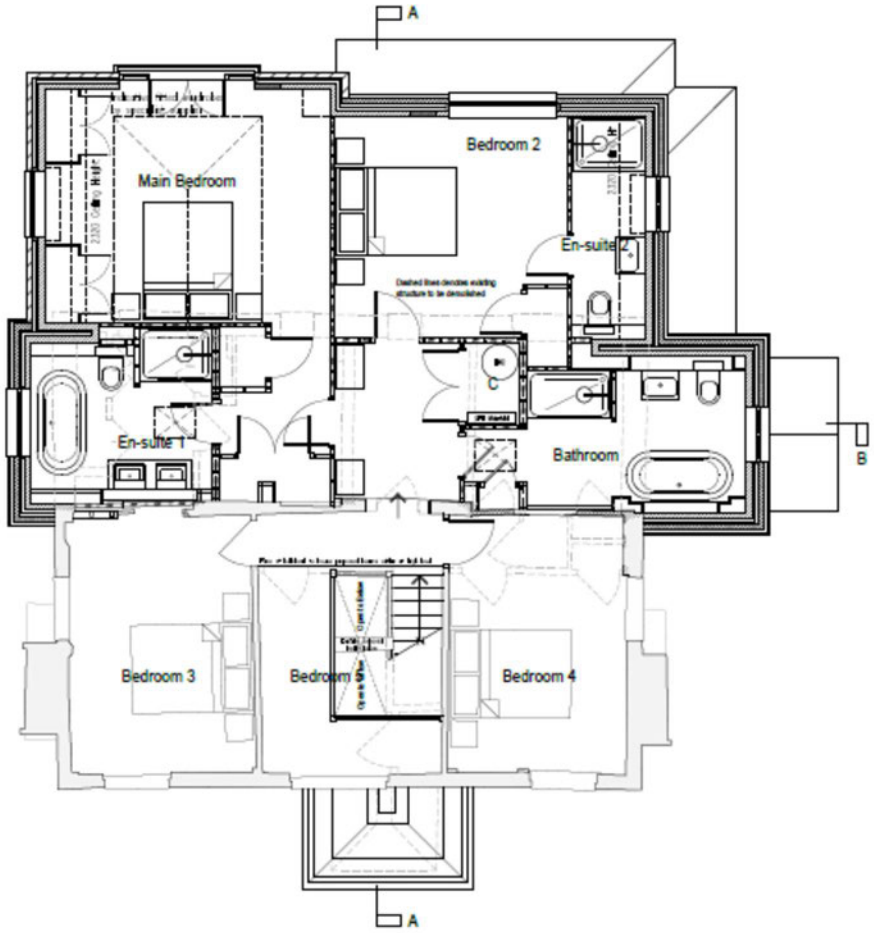

Figure 13 - Proposed First Floor Plan

As seen on Figure 13, the proposed first floor plans show the dormer window has been moved by 450mm.

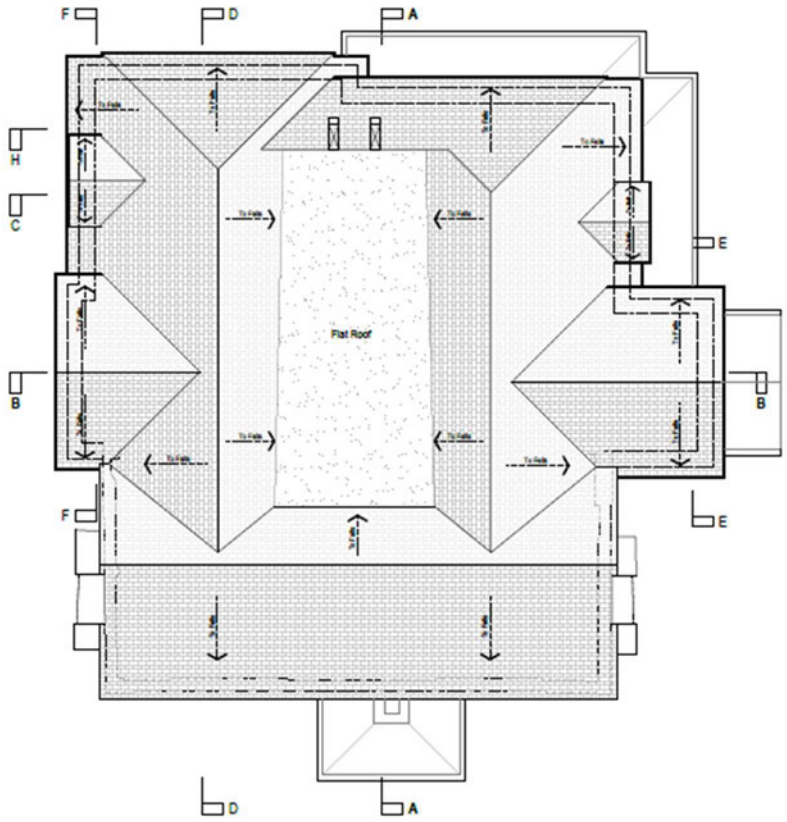

Figure 14 - Proposed Roof Plan

The proposed roof plan has a new roof design to replace the approved roof plan.

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 confirms that planning applications must be determined in accordance with development plans unless material considerations indicate otherwise.

Development Plan

The development plan for Horsham District Council comprises the Horsham District Planning Framework (HDPF) which was adopted 2015. There is no 'made' Neighbourhood Plan for this location.

The relevant policies within the HDPF which relate to this development proposal are as follows:

- HDPF Policy 1 - Strategic Policy: Sustainable Development
- HDPF Policy 28 - Replacement Dwellings and House Extensions in the Countryside
- HDPF Policy 33 - Development Principles

Planning Guidance

National Planning Policy Framework (NPPF) December 2023 – Chapter 12. Achieving well-designed places.

Planning Assessment

Policy 1 of the HDPF confirms that the Council will take a positive approach that reflects the presumption in favour of sustainable development when considering development proposals.

Policy 28 states: "*Outside the defined built-up areas, house extensions, replacement dwellings and ancillary accommodation will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling.*"

The Proposed Site Layout extract below clearly demonstrates that the very large plot on which the property 'Crooked Chimneys' sits will appropriately accommodate the proposed extension. This has been confirmed by HDC Officer's in their assessment of application DC/21/1700, and the footprint of the proposed development remains largely unchanged.

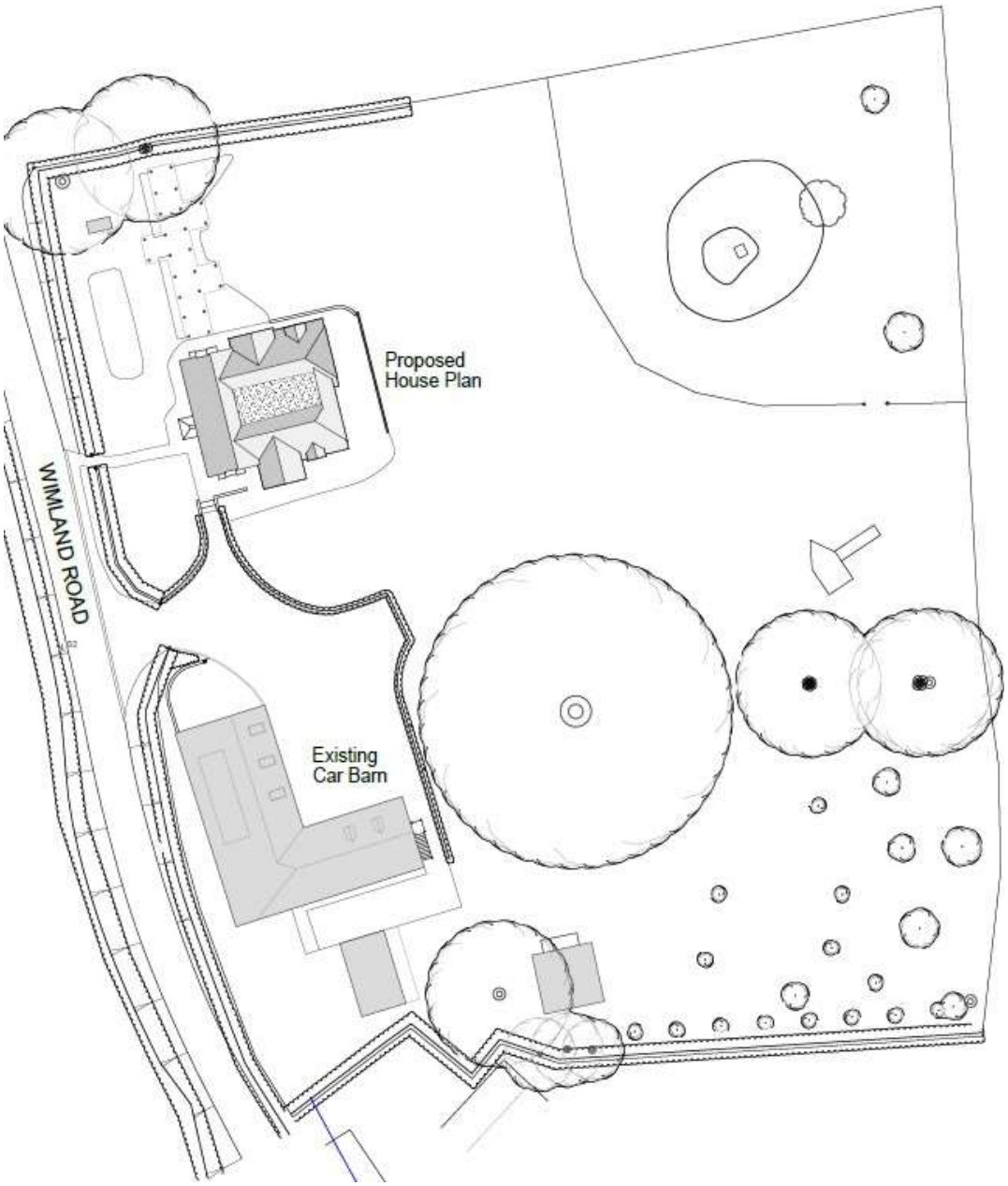

Figure 15 - Proposed Site Layout extract

Therefore, it is considered that the proposed development fully accords with Policy 28 of the HDPF.

Policy 33 requires development proposals to make an efficient use of land; be designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land; ensure that the scale and appearance of the development is of a high standard of design and relates sympathetically with the built surroundings and landscape; and respects the character of the surrounding area. In HDC Officer's assessment of the application DC/21/1700, it was noted that, "*the considerable separation from neighbouring properties and land would be sufficient to prevent any significant impact on the amenities of adjoining occupiers, in accordance with the above policy*."

The proposed extension seeks to make an efficient use of land and is predominantly sited to the rear of the dwelling, thus has been designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.

As the site lies within a remote countryside location, with the nearest residential property being c.70m to the south, the proposal would not result in any harm to neighbour amenity; and as the extension is principally sited to the rear of the property, there will be a negligible impact on public visual amenity.

Although this is a large extension, as shown above in Figure 15, the dwelling sits within a large plot and thus the curtilage can appropriately accommodate an extension of this scale, without resulting in any impact on the character and appearance of the surrounding area.

The proposed design creates a more functional living space to accommodate a young and growing family, which will ensure they are able to remain living in the district, where the children attend school.

The proposed material palette for the extension (detailed on drawing C020-PL.030-01-Rev2) has been carefully considered to be consistent with those used for the existing dwelling. Therefore, it is considered the scale and design of the extension relates sympathetically with the built surroundings and landscape.

Therefore, it is considered the proposed extension fully accords with Policy 33 of the HDPF.
Chapter 12 of the NPPF supports developments of high-quality design that are sympathetic to local character and surroundings.

The proposed design of the extension, including an appropriate scale, considerate material palette and design features is considered high quality and sympathetic to local character and surroundings; and thus, meets the aspirations of Chapter 12 of the NPPF in achieving well-designed and beautiful places.

The principle of a residential extension in this location has already been accepted (through planning permission DC/21/1700), and there has since been no material change to the surrounding environment, and so the context of the Site remains the same.

Conclusion

This Householder application seeks planning permission for the proposed "two-storey extension – a revision to planning permission DC/21/1700" at Crooked Chimneys.

The resultant dwelling following the extension would constitute a large dwellinghouse, comfortably accommodated within a large plot, in the open countryside.

The proposed extensions are primarily sited to the rear of the building and the character of the dwelling, viewed from Wimland Road, would be largely preserved. It is therefore considered that the proposal would not result in any harm to the visual amenities of the Site or its surroundings.

It is considered that given the limited impact on the public realm, the size of the curtilage and nature of the surroundings that the proposal would not result in harm to the character or appearance of the countryside location. The Proposed Development is therefore considered to accord with Policies 28 and 33 of the HDPF.

We look forward to receiving confirmation of validation of the application imminently.

Yours faithfully



Audrey Lo
Graduate Planner