Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0852
2 Beechwood, Small Dole, West Sussex, BN5 9YS

DESCRIPTION:
Erection of a single storey side extension, including fenestration and internal alterations.

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 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

Upper Beeding Parish Neighbourhood Plan (UBPNP) 2018-2031:
Policy 8 - Design Standards for New Development

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
HDC Arboriculture: The site is subject of Tree Preservation Order no. 0513 that is an historic Area TPO that affords protection to all trees present in the development in 1985.

The subject property has two mature oak trees in the rear garden that are relatively close to the area of proposed link extension. The accompanying arboricultural report recognises that the two trees pose a constraint on the construction and associated process and sets out a reasonable approach to ensuring that their key rooting area is not significantly impacted upon by the development.

South Downs National Park Authority: No comment.

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
This application is for the erection of a single storey side extension, including fenestration and internal alterations at 2 Beechwood, Small Dole, West Sussex. 2 Beechwood is a detached, two story property with detached garage that sits on Beechwood, a small cul de sac. 2 Beechwood sits to the south on the outer edge with the rear garden backing onto the South Downs National Park. Other dwellings on Beechwood share design language including hanging tiles and separation between neighbours.

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 8 of UBPNP runs in accordance with HDPF Policies 32 and 33, seeking scale, density, massing, height, layout, materials and landscaping of new development be aware of the surrounding area. Development will be supported where the Parish Design Statement is reflected in a proposals and takes into account the vernacular and character of Upper Beeding Parish.

The application sees the erection of a single storey side extension, including fenestration and internal alterations. A small ‘L shaped’ extension is proposed to infill the gap between the dwellinghouse and the detached garage which links the two units into one massing. This is set slightly back from the front elevation, next to the kitchen by 600mm. To the rear, the extension wraps around the garage to form a new laundry room. This part of the extension is 4.7m in width and 2.7m in depth. The roof is a crown roof with a rooflight on the flat part serving the utility room between the garage and the dwelling. The works would integrate neatly into the dwelling house and are considered satisfactory from a design standpoint.

The proposed extension would be a clearly subservient addition and together with the revised fenestration is 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. 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 fenestration and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Other Considerations

Two trees are in close proximity to the works to the dwellinghouse. It is considered along with the Arboriculture Officer that the attached conditions can control a satisfactory development as to not adversely affect said trees.

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 **Pre-Commencement Condition**: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- All trees on the site shown for retention on approved arboriculture report ‘aiams1/2b/24’, as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
- Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.

- Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **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).

5 **Regulatory Condition**: All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement 'aiams1/2b/24'.

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 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/24/0852
(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 & Block plan		2024/321/001	04.06.2024
Floor plan	Roof, as existing	2024/321/002	04.06.2024
Elevation plan	As existing	2024/321/003	04.06.2024
Elevation & Floor plan	Roof, as proposed	2024/321/004	04.06.2024
Supporting Statement	Arboricultural Report	aiams1/2b/24	04.06.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 26/07/2024

Authorising Officer sign/initial Guy Everest Date: 29.07.2024