DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0817
2 Hillside Road, Storrington, West Sussex, RH20 3LZ

DESCRIPTION:

Conversion of loft, installation of 3No west facing dormers and 5No east facing rooflights. Erection of a single storey side and rear extension. Existing garage flat roof to be replaced with hipped roof.

RELEVANT PLANNING HISTORY:

DC/25/0910	Surgery to 1x Common Beech	Under Consideration

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 41 - Parking

Storrington Sullington and Washington Neighbourhood Plan 2018-2031 (SSWNP)
Policy 14- Design

Parish Design Statement

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

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:

HDC Arboriculture: No Objection

Southern Water: No Objection.

Newts (NatureSpace): No Objection.

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:

2 neighbouring representations have been received, with concerns about the application for the following summarised reasons: -

- Altered appearance of the front elevation would be out of keeping with the style/character of the building and neighbourhood

- Impact on ground floor side window only 2 metres or so away to the east/northeast

- Impact on trees

- Request that there be no bonfires and materials are removed from the site, and request that the contractor's vehicles do not obstruct accesses

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, 2 Hillside Road, occupies a corner plot with Hillside Road to the north and Water Lane to the west, and the site is within the Storrington and Sullington built up area boundary. The existing dwelling has a dual pitched roof, gabled to the front and rear, with an existing front facing first floor window. The northeast elevation of the dwelling there is an attached double garage and side extension over which is a large expanse of flat roofing and existing side windows.

Off-street parking is available on the driveway in front of the garage for two cars. There is variation to design of properties along Hillside Road and in this vicinity and there is evidence of extensions to dwellings.

The property has a mature beech tree in the Southwest corner of the garden adjacent to Water Lane, subject of Tree Preservation Order no. 0174. This tree is subject of a concurrent application for pruning works on grounds of tree condition. There are roadside oak trees along Water Lane adjacent to the western boundary of the site.

Planning permission is sought for conversion of the loft, installation of three pitched roof dormer windows to the west facing roof slope, and five small rooflights to the east facing pitched roof. The loft conversion would provide a master bedroom with en-suite facility, a family bathroom and rear bedroom.

Also proposed is the erection of a single-storey side and rear extension to the east side, set back from the front elevation of the existing garage by approx. 2.75m. A separation distance to be maintained to the east side boundary to allow side access to the rear.

The existing garage flat roof to be replaced with a dual pitched (hipped) roof at the front, whilst the side/rear extension to maintain a flat design roof. The existing garage side window to remain and the new single-storey extension to have two side windows and a side door access, replacing an existing side window on the existing arrangement. A front access and glazing to the rear. The single-storey extension would provide new kitchen/dining space and utility room/wc/dog room and gym space alongside the reconfigured internal garage/storage space.

Proposed external materials consist of facing brickwork (with soldier course detailing), hanging tiles, and plain clay roof tiles, to match existing. Aluminium framed windows/doors.

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.

The existing garaging / side extension features a large expanse of flat roof. The proposed hipped dual pitched roofing over the front portion of the garage would be set well below the main roof ridge and is considered acceptable design which would also soften the visual impact of flat roof element of the side/rear extension. The single-storey side/rear extension would be set well back from the front elevation of the dwelling (a set back distance of 2.7m approx.) and would also have set back separation from the east side boundary allowing a pedestrian side access at this side of the property to be maintained.

The dormer windows added to the west side roof would be of a pitched roof design set below the main roof ridge and this is considered acceptable. The rooflights to the east side roof slope would provide light to bathrooms and stairwell.

It is noted that objections have been received regarding the design of the front elevation, where concern is raised with regard the impact on the style and character of the building and locality. Whilst the proposal would alter the front elevation of the dwelling with the introduction of dormer windows, these are considered to be of a size and proportion that would sit comfortably within the context of the dwelling. There is sufficient variance within the street scene so that the proposal is not considered to be significantly out of keeping. It is not therefore considered that the proposal would result in material harm to the visual amenity or character of the site and surroundings.

Use of materials would primarily match existing and the proposed development overall, would represent subservient additions and are considered to be of a design, form and scale which is not considered inappropriate to the character and appearance of the existing dwelling, and which would not harm the character or appearance of the wider area given the variation of property design features and

extensions in the 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 noted that there are neighbouring comments of concern relating to impact on neighbouring amenity, overshadowing, removal of materials from the site, and potential contractor's vehicles obstructing accesses. The side /rear extension would maintain a separation distance from the side boundary which is to the east. Side boundary treatment is currently shrubs/small trees and given the suns trajectory across the south a significant resultant overshadowing from the proposal is not considered to result.

It is noted that there are existing side windows at ground floor level at the host property, however to protect neighbouring amenity, additional side windows are recommended as obscure glazed to protect neighbouring amenity, including the east side facing rooflights which serve bathrooms and stairwell.

It is considered that with conditions below, the siting and layout of the proposed development and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Arboriculture

The property has a mature beech tree in the Southwest corner of the garden adjacent to Water Lane, subject of Tree Preservation Order no. 0174. The tree is subject of a concurrent application for pruning works on grounds of tree condition. HDC Arboriculture has been consulted and is considered that the proposed fenestration will not foreseeably place the tree under greater future pressure for additional pruning in the future. The tree is relatively remote from foreseeable areas of development process associated with the application which would be accessed from Hillside Road to the North. Likewise the roadside oaks along Water Lane are also unlikely to have their key soft ground rooting areas affected by the scale of development proposed. Therefore, no precautionary protective barriers to restrict working area are deemed appropriate in this instance, and there are no significant arboricultural concerns.

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-Occupation Condition**: The building/extension hereby permitted shall not be occupied until the new windows on the Proposed East Elevation Plan (Elevation plan ref 3.05), have been fitted with obscured glazing. No part of those windows that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of that window shall be retained permanently thereafter.

Reason: To protect the privacy of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **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/25/0817
(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
Floor plan	Existing and Proposed First Floor Plan	3.03 Revision III	15.05.2025
Roof plan	Existing and Proposed Roof Plan	3.04 Revision III	15.05.2025
Location & Block plan	Location and Block Plan	3.01 Revision III	15.05.2025
Floor plan	Existing and Proposed Ground Floor Plan	3.02 Revision III	15.05.2025
Elevation plan	Existing and Proposed Elevations	3.05 Revision III	15.05.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 03.07.2025

Authorising Officer sign/initial Tamara Dale Date: 15.07.2025