Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0571
Alliam, 3 Hadmans Close, Horsham, West Sussex, RH12 1JJ

DESCRIPTION:
Conversion of loft with installation of rear pitched roof dormer and front roof windows

RELEVANT PLANNING HISTORY:

DC/17/1032	Proposed single storey rear extension	Application Permitted on 06.07.2017

SITE AND SURROUNDS

The application site comprises one of a row of 4 staggered terraced properties within a cul-de-sac off the north western side of Hadmans Close within the conservation area of Horsham. The site is part of a residential area where the majority of properties have retained their original roof form, with the area characterised by properties similar in design, appearance and built form.

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 34 - Cultural and Heritage Assets

Neighbourhood Plan:
Horsham Blueprint Business Neighbourhood Plan 2019-2036
Policy HB3: Character of Development
Policy HB4: Design of Development

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 Conservation: Objection

I am concerned that the proposed roof extension will not preserve the character of the conservation area. The houses in Hadmans Close have a generic and ubiquitous design popular in the 1970s and 1980s. The roofscape of the terrace is little altered and is without additions that draw the eye. This helps to minimise its conspicuousness. The addition of a utilitarian roof extension would create an unduly prominent and incongruous presence within the local townscape and wider views of the conservation area. It would therefore be suggested that the proposal would result in less than substantial harm to the character and appearance of the conservation area.

Parish Comments:

No objection

Representations:
One letter of representation received objecting to the application for the following reasons:

- Design
- Other

Member Comments:
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 seeks planning permission for the conversion of loft with installation of rear pitched roof dormer and front roof windows with the conversion of the loft into habitable living space. The conversion of loft into habitable living space would create a larger bedroom with en-suite, facilitated by the installation of three roof lights to the front elevation.

Design and Appearance:

Policy 33 of the HDPF relates to improving the quality of new development. It confirms that high quality and inclusive design will be required for all development across the district. Policy 33 also seeks to ensure that development proposals make efficient use of land, cause no harm to amenity, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.

Policy 34 of the HDPF states that the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets, stating that development within a Conservation Area will only be permitted if the proposal would preserve or enhance the Conservation Area.

Policy HB3: Character of Development of the Horsham Blueprint Business Neighbourhood Plan states that – “Development is expected to preserve and enhance the Character Area in which it is located. The design of new development should take account of the local context and reflect the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area. Innovation in design will be supported, however, where this demonstrably enhances the quality of the built form in a character area.”

Policy HB4: Design of Development of the Horsham Blueprint Business Neighbourhood Plan states that – “Development is expected to demonstrate a high quality of design, which responds and integrates well with its surroundings”

The rear dormer would have a minimal separation from the ridge and would be positioned marginally above the eaves line, creating a dormer of considerable height. This approach, while maximising the

level of internal accommodation, would create a top-heavy appearance to the building and create a sense of bulk and massing which is not present elsewhere in the immediate surroundings. The visual impact of the proposed dormer would therefore be unbalanced, and appear at odds with the form, proportions and character of the existing building, conservation area and wider surrounds.

In addition, the rear dormer would be visible from wider views from a footpath which runs alongside the property to the east, from where the dormer would represent an incongruous addition in a locality where roof extensions or such a form are not characteristic of the area. The proposed dormer is therefore of substantial size and bulk, significantly eroding the original roof profile of the dwelling and appearing as a large, box-like and somewhat 'top heavy' built feature on the rear roof slope. This would all lead to the dormer visually dominating the rear elevation of the dwelling and has upset the balanced appearance of the row of terraced properties.

Conclusions:

It is considered that the proposed conversion of loft with installation of rear pitched roof dormer and front roof windows would fail to respect or complement the existing building, the conservation area and the wider street scene and would result in harm to the character and appearance of the host property and wider locality. Whilst there would be some benefit with provision of the proposed increase in accommodation provided by the scheme, this would be of benefit to the occupant of the dwelling only. Notwithstanding this, any such needs for additional accommodation would not though be considered to outweigh the harm, particularly since the needs could be met by a more sensitive. For these reasons, the proposal is contrary to policies 32 and 33 of the Horsham District Planning Framework (2015) and HB3 and HB4 of the neighbourhood plan.

Recommendation: Application Refused

Reason for Refusal:

1. The proposed rear box dormer by reason of the design, scale, massing and proportions, would represent unduly dominant and incongruous addition which would be out of character with the existing dwelling and the wider surrounding area. The proposal would be harmful to the prevailing character and appearance of the existing building, the conservation area and wider area, and no public benefit has been identified to outweigh such harm. The development would therefore detract from the visual amenities of the locality and is contrary to Policies 32, 33 and 34 of the Horsham District Planning Framework (2015) and Policies HB3 and HB4 of the Horsham Business Blueprint Neighbourhood Plan.

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/24/0571
Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Floor plan	First and Second, as proposed	004 REV A	15.04.2024
Supporting Statement	Heritage	NONE	16.04.2024
Location plan		007	15.04.2024
Block plan	As existing and proposed	006	15.04.2024

Floor plan	Ground, as existing	001	15.04.2024
Floor plan	First and Second, as existing	002	15.04.2024
Elevation plan	As existing and proposed	003	15.04.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 10.06.2024

Authorising Officer sign/initial RHERMITAGE Date: 10.06.2024