# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0649
31 Irwin Drive, Horsham, West Sussex, RH12 1NL

DESCRIPTION:
Erection of a single storey rear lean-to extension and a first floor side extension over existing garage. Alterations to the existing conservatory to rear.

RELEVANT PLANNING HISTORY:

| | | |
|---|---|---|
| DC/22/0593 | Erection of a single storey rear lean-to extension and a first floor side extension over existing garage. Alterations to the existing conservatory to rear. | Application Permitted on 26.07.2022 |
| DC/05/2271 | Conservatory | Application Permitted on 16.11.2005 |
| HU/64/02 | Single-storey front and rear extensions Site: 31 Irwin Drive Horsham | Application Permitted on 24.04.2002 |
| HU/291/95 | Extensions Site: 31 Irwin Drive Horsham | Application Permitted on 12.01.1996 |

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
Policy 40- Sustainable Transport
Policy 41- Parking

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

REPRESENTATIONS AND CONSULTATIONS RESPONSES

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.

Parish Comments:
No comment.

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
31 Irwin Drive comprises a detached two-storey dwelling on the eastern side of the road. Irwin Drive is a cul-de-sac and encircles a central island populated by 19 dwellings within the built-up area of Horsham. Many of the properties in the road have been extended from their original design and appearance, with side and rear extensions visible in the immediate vicinity of the site.

Planning permission was previously granted under ref: DC/22/0593 for a similar scheme, comprising the erection of a single storey rear lean-to extension and a first-floor side extension over existing garage and alterations to the existing conservatory to rear. This current application essentially revises the roof design of the first-floor side extension (over the existing garage), replacing a side hip with a barn-end.

**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 HB3 and HB4 of the HBBNP cover the design and character of development within Horsham which is supported by the neighbourhood councils of Forest, Denne and Trafalgar. It advocates for high quality design and construction that integrates with its surroundings whilst minimising impact on natural environments. It should reflect the character and architectural forms of the area in order to protect against inappropriate design.

As part of the existing planning permission it was considered, '*that the proposed extensions and alterations would appear clearly subservient additions to the main building, with the overall scale, design and form in keeping and reflective of the existing. The side extension would reduce the separation (at first floor level) between the application site and neighbouring dwelling. The resulting arrangement and spacing would not though be out of keeping or incongruous, with similar relationships visible between bungalows and two-storey dwellings elsewhere on Irwin Drive.*'

These considerations remain relevant to the current application which aside from the first-floor side roof form matches that previously approved. The revised roof form would represent additional bulk and massing in comparison to the approved scheme and would appear harmfully unbalanced and disproportionate in relation to the host building, and the pattern and form of neighbouring development in the immediate surrounding area. The revised roof form would represent a less desirable solution that the previously approved scheme, and, by reason of its barn-end roof form would create a sense of bulk and mass which would be uncharacteristic of the existing dwelling and wider locality, and which would appear overbearing. The proposal is therefore contrary to Policies 32 and 33 of the HDPF.

**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.

As part of the original planning permission an originally proposed side barn-end was replaced with a side hip in order to reduce the bulk and massing at roof level, and taking into account the presence of aside round floor window to the neighbouring bungalow. This current proposal would reinstate the originally proposed barn-end which would have a greater impact than the existing planning permission.

The proposed 'barn end' style roof raises the roof height and proximity to the neighbouring dwelling which would result in a more noticeable loss of light which would affect habitable rooms of a neighbouring property. It would also constitute an element of overbearing being that the blank face of the 'barn end' roof increases by 1.3m over the approved hipped designed and the form of the extension moves 2m closer to the neighbouring dwelling. When considered in relation to neighbouring properties, the extension would be of a form and massing not considered appropriate and have an overbearing quality, resulting in unacceptable harm due to the loss of light in habitable rooms of the neighbouring property.

**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 development by reason of its barn-end roof form would create a sense of bulk and mass which would be uncharacteristic of the existing dwelling and wider locality, and which would appear overbearing, result in a loss of light and have an unacceptable impact on neighbouring amenity. The proposal is therefore recommended for refusal.

**Recommendation: Application Refused**

Reason(s) for Refusal:

1. The development by reason of its barn-end roof form would create a sense of bulk and mass which would be uncharacteristic of the existing dwelling and wider locality, and which would appear overbearing, result in a loss of light and have an unacceptable impact on neighbouring amenity. The proposal is therefore contrary to Policies 32 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.

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**Plans list for: DC/24/0649**
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

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

| Plan Type | Description | Drawing Number | Received Date |
|---|---|---|---|
| Design & Access Statement | Energy | 1771/22 REV B | 26.04.2024 |
| Photos | Montage | 1771/22/P/06 | 26.04.2024 |
| Location & Block plan | As approved | 1771/22/P/01A | 26.04.2024 |
| Floor plan | Roof, as approved | 1771/22/P/02A | 26.04.2024 |
| Elevation plan | As approved | 1771/22/P/03A | 26.04.2024 |
| Floor plan | Roof, as existing | 1771/22/P/04 | 26.04.2024 |
| Elevation plan | As existing | 1771/22/P/05 | 26.04.2024 |
| Supporting Statement | Agent Cover letter | NONE | 26.04.2024 |
| Location & Block plan | As existing and proposed, and Roof | 1771/22/P/01B | 26.04.2024 |
| Floor plan | Roof, as proposed | 1771/22/P/02B | 26.04.2024 |
| Elevation plan | As proposed | 1771/22/P/03B | 26.04.2024 |

**DELEGATED**

Case Officer sign/initial J.Burrowes Date: 17/06/2024

Authorising Officer sign/initial Guy Everest Date: 21.06.2024