Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1323
1 Jolesfield Cottages , Jolesfield, Partridge Green, West Sussex, RH13 8JT

DESCRIPTION:

Demolition of existing rear conservatory and erection of a single storey rear extension.

RELEVANT PLANNING HISTORY:

DC/21/1018	Retention of detached single-storey outbuilding to rear of curtilage.	Application Permitted on 07.09.2021

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 25- Strategic Policy: The Natural Environment and Landscape Character
Policy 26- Strategic Policy: Countryside Protection
Policy 28- Replacement Dwellings and House Extensions in the Countryside
Policy 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 34- Cultural and Heritage Assets
Policy 40- Sustainable Transport
Policy 41- Parking

West Grinstead Parish Neighbourhood Plan (WGPNP) 2019 - 2031:
Chapter 6 – Housing

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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 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 Demolition of existing rear conservatory and erection of a single storey rear extension at 1 Jolesfield Cottages, Jolesfield, Partridge Green, West Sussex. 1 Jolesfield Cottage is a semi-detached property. There is a mix of property types and styles apparent within the line of development that 1 Jolesfield Cottage belongs to. Whilst not an area that is considered to be isolated, the development site is technically outside the built up area and classified as being in the countryside in policy contexts.

The application has been assessed on the basis of the submitted details, together with the planning history of the site, available images and photographs. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policy 28 of the HDPF states that outside the defined built-up area, house extensions will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling.

Policy 32 and 33 of the HDPF seeks 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.

Chapter 6 of the WGNP aims to protect, enhance and sustain the rural character of West Grinstead and its surrounding environment.

The proposed development is for Demolition of existing rear conservatory and erection of a single storey rear extension at 1 Jolesfield Cottages. The proposal sees the existing, traditional conservatory removed and replaced for a single storey extension. Part of the utility room is extended to finish flush with the new built form. The extension roughly enlarges around 1m in depth from the previous conservatory and 2m in depth from the existing utility room and is the same width of the existing dwelling house. The proposal also increases in height from the previous height of the conservatory of

3m to 3.4m. This is due to the hipped profile of the roof (with inset roof lanterns) which is considered to emulate the existing main roof of the dwelling.

The proposal would be 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.

Though the proposal is considered to enlarge the scale of the rear projection of the dwellinghouse, it is not considered that this is markedly different from the existing arrangement nor of a scale that would qualify as overbearing. It is not considered that the proposal would cause overshadowing due to orientation of the properties.

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

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 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form.

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/24/1323
(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
Block plan	Block Plan	B.023.24.01	02.09.2024
Floor plan	Existing Ground Floor Plan	B.023.24.02	02.09.2024
Floor plan	Existing First Floor / Roof Plan	B.023.24.03	02.09.2024
Elevation plan	Existing Elevations	B.023.24.04	02.09.2024
Floor plan	Proposed Ground Floor Plan	B.023.24.05	02.09.2024
Floor plan	Proposed First Floor / Roof Plan	B.023.24.06	02.09.2024
Elevation plan	Proposed Elevations	B.023.24.07	02.09.2024
Location plan		NONE	02.09.2024

DELEGATED

Case Officer sign/initial JBurrowes Date: 21/10/2024

Authorising Officer sign/initial TDale Date: 25/10/2024