Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0615
6 Henfield Common North, Henfield, West Sussex, BN5 9RL

DESCRIPTION:
Demolition of existing garage, rear conservatory and rear workshop. Erection of a single storey side extension with glazed link. Erection of a part single-part two-storey rear extension and workshop, with related alterations, landscaping and solar panels within the principle roof slope.

RELEVANT PLANNING HISTORY:

HF/89/99	Retention of front extension to garage	Permitted on 07/12/1999
DC/23/2225	Demolition of existing garage, rear conservatory and rear workshop. Erection of a single-storey side extension with glazed link. Erection of a part single- part two-storey rear extension and workshop, with related alterations and landscaping. Solar panels to the principle roof slope.	Permitted on 23/02/2024

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

Henfield Neighbourhood Development Plan
Policy 12- Design Standards for New 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.

Public rights of way: No objection, informative advised.

Conservation officer: No objection. The proposed amendments to the approved scheme would on balance not result in additional harm to the historic and architectural character of the conservation area. This would however be dependent on the quality of the materials used and appropriate consideration being given to the construction details. It would therefore be suggested that the following conditions are considered.

Parish Comments:
No objection

Representations:
One representation was received commenting that the proposed plans indicate boundary lines along the centre line of wall, when in fact the wall sits wholly within the neighbouring property; as such, no garden walls should be removed or touched in any way. Also, highlight concerns over the shared partition wall, and whether it is able to support a new roof structure.

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 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 34 of the HDPF states that the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Development affecting the setting of a listed will not be permitted which would have an adverse impact on the setting or special architectural character or appearance of a listed building.

Policy 12: Design Standards for New Development of the Henfield Neighbourhood Plan states that – "As appropriate to their scale, nature and location development proposals will be supported where their design and detailing meet the relevant requirements in the Henfield Parish Design Statement. In addition, as appropriate to the site concerned, development proposals should comply with the following criteria:-

a. The design respects the amenities of occupiers/users of nearby property and land.
b. The design achieves satisfactory access without harming the amenities of neighbouring properties and residents.
c. The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, are of a high quality and reflect the architectural and historic character and the scale of the surrounding buildings and street-scene/ landscape.
d. The design preserves or enhances the character or appearance of the Henfield Conservation Area and/or preserves any adjacent listed buildings and its setting

The application site is within the Henfield Conservation Area, on a ridge which enables views to the property across Henfield Common. The application building is one of a row of properties which follows a routeway between outlying farms and the village core. 6 Henfield Common North is a Victorian semi-detached property with decorative features and is recognised in the Henfield Conservation Area Appraisal and Management Plan as a positive contributor to the conservation area. The application property supports the significance of the conservation area through its architectural form as an example of Victorian domestic housing, evolving from the historic core of the village.

Planning permission was previously granted for similar extensions and alterations under ref: DC/23/2225. This current application reflects the previous permission but incorporates a modest increase in height, the use of timber to the external elevations and alterations to fenestration.

As with the existing permission, the current proposal would feature a simplistic roof form to the extensions with the form such that it would take inspiration from more traditional existing development in the locality. The height of the side extension, which is higher than the existing permission, would remain clearly subservient to the main building and there would be no harmful loss of openness around and between buildings. While the proposed materials and glazed element(s) would create some contrast with existing development, it is not considered that in this immediate context the proposed design approach would appear unsympathetic or incongruous, and there would be no adverse impact on the setting of surrounding heritage assets, the character and appearance of which would be preserved.

The proposal is therefore 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 have any adverse impacts on surrounding heritage assets, the character and appearance of which would be preserved. The success of the development would be highly dependent upon the final detailing, with conditions recommended to secure further details where necessary and appropriate and to control the eventual build. 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.

The proposal would represent an increase in height and bulk when compared to the existing permission, but it is considered that the resulting relationship with neighbouring properties would be such that no unacceptable harm to amenity would result. Similarly, as with the existing permission it is not considered that the proposal would introduce intrusive views into adjoining properties or land.

The formation of additional accommodation in this location would not be expected to create significant potential for harmful levels of noise or disturbance, with a condition recommended in respect of the future use of the extensions.

It is therefore 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.

It is noted that a representation has been received regarding the extent of ownership of boundary walls, and the structural stability of the existing / proposed development. It is considered that these matters would be addressed under separate (non-planning) legislation, such as the Party Wall Act and Building Regulations, and there is no need to duplicate as part of this planning application.

Impact on Parking Provision

Policy 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users. In addition, Policy 41 states that adequate parking and facilities must be provided within development to meet the needs to anticipated users.

As with the existing DC/23/2225 permission, the driveway would be capable of accommodating one vehicle and would result in the loss of one parking space from the demolition of the garage. In the locality there is good access to public transport links within Henfield and the possibility of suitable parking spaces within the road. As such, while the incremental loss of garages is a concern more generally in the district, in this instance, it is not apparent that any displaced parking would result in harm to amenity, highway safety or highway network. The proposal would therefore accord with the above policies in this regard.

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 (Slab Level) Condition:** No development above ground floor slab level shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

a) Drawings to a scale not smaller than 1:5 fully describing:

i) new/and/or/replacement windows, shutters and external doors. These drawings must show:
- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc
- method of opening
- method of glazing

ii) Roof details including sections through:
- roof ridge
- hips
- valleys
- eaves
- verges
- verges and bargeboards

b) Specifications of external materials and surface finishes

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The development hereby permitted shall be used solely for purposes incidental to the main dwellinghouse at 6 Henfield Common North (as identified on the approved plans) and shall not be used as a separate unit of accommodation, as habitable living accommodation, for any commercial purposes or for any other purpose.

Reason: The establishment of an additional independent unit of accommodation, commercial use or any other use(s) would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policy 33 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 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/24/0615

(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		456_PL-002 REV A	24.04.2024

Location plan		456_PL_003	22.04.2024
Supporting Statement	Planning	none	22.04.2024
Floor plan	Proposed Ground	456_PL_210 REV A	22.04.2024
Floor plan	Proposed First	456_PL_211 REV B	22.04.2024
Roof plan	Proposed	456_PL_212 REV B	22.04.2024
Elevation plan	Proposed	456_PL_220 REV B	22.04.2024
Section plan	Proposed	456_PL_230	22.04.2024
Floor plan	Existing Ground	456_PL_01_010	22.04.2024
Floor plan	Existing First	456_PL_01_011	22.04.2024
Roof plan	Existing	456_PL_012	22.04.2024
Elevation plan	Existing A B and C	456_PL_01_020	22.04.2024
Section plan	Existing A and B	456_PL_01_030	22.04.2024
Design & Access Statement		NONE	22.04.2024
Supporting Statement	Heritage	NONE	22.04.2024

DELEGATED

Case Officer sign/initial Hannah Darley Date: 03/07/2024

Authorising Officer sign/initial Guy Everest Date: 03.07.2024