Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0179
2 Wakeford Lane, Broadbridge Heath, West Sussex, RH12 3UE

DESCRIPTION:

Conversion of loft into habitable space including 1No front dormer and roof lights to the rear

RELEVANT PLANNING HISTORY

DC/15/0037 Non-Material Amendment to DC/12/1651 (Development of 101 residential units, including 20 affordable housing units (20%), the creation of public and private amenity space, incidental public open space, internal circulation routes, landscaping and associated works) for removal of lytch gate and entrance gates to Plot 95 and removal of entrance gates to Plot 96.

Application Permitted 11-11-2015. Countryside Properties Development Site Phase 9 and 11 Old Wickhurst Lane Broadbridge Heath West Sussex

DC/14/1296 Non material amendment to previously approved DC/12/1651 please refer to the following drawings 1921/323 rev e (original submitted drawing) and 1921/323 rev H (proposed elevations) flue manufacturer that the design shown in rev e will not work and as such we have seperated the stacks as shown in rev H, this affects the 4.11 house type plotes affected 75,81,88 and 93.

Application Permitted 29-07-2014 Land South of Broadbridge Heath Old Wickhurst Lane Broadbridge Heath West Sussex

DC/12/1651 Development of 101 residential units, including 20 affordable housing units (20%), the creation of public and private amenity space, incidental public open space, internal circulation routes, landscaping and associated works (Approval of Reserved Matters)

Application Permitted 11-04-2013 Land South of Broadbridge Heath Old Wickhurst Lane Broadbridge Heath West Sussex

DC/09/2101 Erection of 963 residential units, community facility including land for a primary school, neighbourhood centre, youth and recreational facilities, other formal and informal open space, landscaping and environmental works, transport and access arrangements, new east-west link road, improvements to Five-Oaks roundabout, realignment and partial closure of existing A264 Broadbridge Heath by-pass and other ancillary works (Outline)

Application Permitted 03-10-2011 Land South of Broadbridge Heath Old Wickhurst Lane Broadbridge Heath West Sussex

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

**Neighbourhood Plan**:
Broadbridge Heath has not been designated as a Neighbourhood Plan area. There is no 'made' plan for the parish.

**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

- The proposed changes appear to be in keeping with the original design and build
- The limited change to the street scene is noted
- It appears the plans include the removal of the chimney structure, which is not clear on the application

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

The application site is situated south of the A264 and to the east side of Wakeford Lane, within the built up area boundary of Broadbridge Heath. 2 Wakeford Lane is a detached 2 storey 3 bedroom dwelling with a detached garage to the south of the dwelling and its driveway parking. Wakeford Lane is characterised by detached dwellings along its eastern side with varying front facing roof features, front dormers of varying size and detailing evident in the vicinity. There are no dwellings located on the opposite west side of Wakeford Lane.

Planning permission is sought to convert the loft into habitable space consisting of an additional (4th) bedroom dressing room and en-suite. The existing roof to have an additional 1No front dormer and roof lights to the rear.

**Character and Appearance**

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.

The proposed loft conversion would include the provision of a pitched roof dormer within the roof slope, located centrally within the roof, along with 3no. roof lights to the rear elevation. The proposed dormer would sit between the 2no. roof features extending above the first floor windows, and would be set back from the eaves and down from the ridgeline. The dormer is considered to be of an appropriate proportion which would sit comfortably within the context of the roof slope.

It is recognised that the proposed dormer would represent the first of its kind within the immediate street scene. However, there are examples of dormers within the front elevation of other dwellings within the locality, where this feature is considered to be an established part of the local building vernacular. Given this context, it is not considered that the introduction of the pitched roof dormer would result in harm to the visual amenities and character of the host dwelling and wider surroundings. The proposed roof lights to the rear roof slope are considered to be of an appropriate size and number.

For these reasons, the proposal is 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.

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 be begun 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 and finishes 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.

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**Plans list for: DC/24/0179**
(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 |
|---|---|---|---|
| Location & Block plan | Block & Location Plans | 04 | 02.02.2024 |
| Elevation & Floor plan | Existing Plans, Elevations & Sections | 01 | 02.02.2024 |
| Floor plan | Proposed Plans | 02 | 01.02.2024 |
| Elevation plan | Proposed Elevations & Sections | 03 | 01.02.2024 |

**DELEGATED**

Case Officer sign/initial Steve Astles Date: 02.04.2024

Authorising Officer sign/initial Tamara Dale Date: 04.04.2024