Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0080
147 Comptons Lane, Horsham, West Sussex, RH13 6BH

DESCRIPTION:

Variation of condition 1 of previously approved application reference DC/24/1503 (Erection of an additional storey, erection of a single storey and part two storey rear extension, and external and internal alterations) to amend the approved plans to reduce the footprint and revise the form.

RELEVANT PLANNING HISTORY:

DC/24/1503	Erection of an additional storey, erection of a single storey and part two storey rear extension, and external and internal alterations.	Application Permitted on 25.11.2024
DC/24/1976	Non Material Amendment to previously approved application DC/24/1503 (Erection of an additional storey, erection of a single storey and part two storey rear extension, and external and internal alterations) amendments to plan schedule.	Application Refused on 16.01.2025

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

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

Horsham Blueprint Business Neighbourhood Plan 2019-2036
Policy HB1 – Location of Development
Policy HB3 – Character of Development
Policy HB4 – Design of Development

Policy HB5 – Energy Efficiency and Design

Parish Design Statement:
Horsham Town Design Statement

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:

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:

Planning permission was granted in November 2024 (DC/24/1503) for erection of an additional storey, erection of a single storey and part two storey rear extension, and external and internal alterations. This application seeks permission to make alterations to the single-storey rear flat roofed extension granted under permission DC/24/1503. The previously permitted rear extension to the kitchen and lounge was to be a stepped rear elevation, however it is proposed to create a level rear projection to the kitchen and lounge. This would involve an increase in the projection to the lounge and a reduction to the depth serving the open plan kitchen/dining space. A previously permitted glazed opening to the side (south) elevation of the single storey rear extension to be excluded in the alterations, and a roof light to be

inserted onto the rear flat roof to light the kitchen. The overall width of the openings for the two sets of bi-fold doors to be reduced slightly. Materials to remain unchanged from permission granted under DC/24/1503.

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.

The proposed amendments to DC/24/1503 would materially alter the footprint of the proposed extension, with the omission of the stepped elevation. The proposal would increase the projection of the southern section of the extension which extends in close proximity to the shared boundary. The proposal would impact on the appearance of the building, however the proposal would remain a clearly subservient addition and 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 recognised that the proposal would extend to a greater depth along the shared boundary, however this is not considered to result in any greater level of harm through loss of light or overbearing impact. 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 no neighbouring representations of concern were received.

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.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

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 must be commenced by the 25.11.2027.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Pre-Occupation Condition**: The development hereby permitted shall not be occupied until the first-floor side window at the north side elevation (drawing: DE1270/06 REV P1) has been fitted with obscured glazing. No part of that window that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

Reason: To protect the privacy of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The materials and finishes of all new external walls, windows and roofs of the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: 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/25/0080
(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
Elevation plan	Proposed Elevations	DE1270/06 REV P2	20.01.2025
Floor plan	Proposed Floor Plans	DE1270/04 REV P2	20.01.2025
Roof plan	Proposed Roof Plan	DE1270/05 REV P2	20.01.2025
Location & Block plan	Site Location & Block Plan	DE1270/01 REV P2	19.03.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 10.03.2025

Authorising Officer sign/initial Tamara Dale Date: 19.03.2025