Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1239
3 Newham Lane, Steyning, West Sussex, BN44 3LR

DESCRIPTION:
Erection of a single storey rear extension, erection of a pergola to the rear elevation, installation of cladding to the first floor and changes to fenestration.

RELEVANT PLANNING HISTORY:

DC/21/1350	Installation of cladding to the first floor, installation and alterations to new windows and doors and erection of pergola to the rear elevation.	Application Permitted on 26.08.2021

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

Neighbourhood Plan:
The Steyning Neighbourhood Plan was formally made at Full Council on Thursday 7 September 2022.
SNDP3- Contribution to Character

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.

HDC Conservation Officer: No Objection

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

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 applicant. These details were considered sufficient to allow the application to be properly considered and determined.

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.

Policy 3 of the Steyning Neighbourhood Plan states development proposals which demonstrate how they will positively contribute towards Steyning's character will be supported. Development proposals should respect the amenity of properties in their immediate locality, and respond positively and sensitively to the scale, mass, height, building materials and form of neighbouring properties.

3 Newham Lane is located to the north of Newham Lane, in close proximity to Steyning Conservation Area, located to the north and west of the site. The property is a two storey semi detached house, positioned in line with the neighbouring property to the west and set back from the neighbouring property to the east. The application proposes erection of a single storey rear extension, erection of a pergola to the rear elevation, installation of cladding to the first floor and changes to fenestration.

The proposed design complies with Policies 32 and 33 of the Horsham District Planning Framework (HDPF), which prioritize high-quality design that enhances and protects local character. The single-storey rear extension, the erection of a pergola, and the proposed cladding at 3 Newham Lane have been carefully designed to be in keeping with the surrounding properties. The proposed green horizontal cladding on the first floor and fenestration changes will create new visual interest while maintaining the character of the property. The extension will feature a parapet roof, and the pergola will integrate well with the rear elevation, adding a modern aesthetic that respects the existing built form.

The extension's scale and massing are sympathetic to its immediate surroundings, aligning with both the neighbouring properties and the character of the area, as emphasized by Policy 3 of the Steyning Neighbourhood Plan. The design also incorporates elements such as wider windows, which are in

keeping with the architectural style of the property and ensure that the proposal does not dominate the neighbouring properties or disrupt the overall street scene.

The proposal would be 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

In terms of neighbouring amenity, the proposed extension has been designed with consideration to the layout of the adjoining properties. Policy 33 of the HDPF requires development to avoid unacceptable harm to neighbouring occupiers. Given the single-storey nature of the extension and the use of parapet roof design, the extension will not result in a significant loss of light or overshadowing to adjacent properties.

Additionally, the proposal minimizes overlooking, as the placement of new windows has been carefully planned to maintain privacy. The use of obscured glazing where necessary, as indicated in the plans, will further ensure that there is no undue impact on the privacy of the neighbouring property to the east. As such, the proposal is considered to respect and maintain the amenity of surrounding properties, fully aligning with local policy requirements.

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 186 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 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.

Plans list for: DC/24/1239

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Roof plan	Existing	A 454-3	16.08.2024
Floor plan	Existing Ground	A 454-1	16.08.2024
Floor plan	Proposed Ground	A 454-2	16.08.2024
Location & Block plan		A 454-8	16.08.2024
Plans	Rear 3D Visual	A 454-7	16.08.2024
Elevation plan	Proposed	A 454-6	16.08.2024
Elevation plan	Existing	A 454-5	16.08.2024
Roof plan	Proposed	A 454-4	16.08.2024
Location plan		NONE	16.08.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 08.10.2024

Authorising Officer sign/initial RHERMITAGE Date: 11.10.2024