Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0321
6 The Marts, Rudgwick, West Sussex, RH12 3HH

DESCRIPTION:

Erection of a single-storey front extension, garage conversion. Erection of a single and two-storey rear extension.

RELEVANT PLANNING HISTORY:

DC/24/1845	Single-storey front extension, garage conversion into habitable living space with side extension above, single and double-storey rear extension and internal works	Withdrawn Application on 27.02.2025

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

Rudgwick Neighbourhood Development Plan (2031)
Policy RNP6

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Quality
Policy 20: Development Principles

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:

1 representation has been received, raising no objection to the application.

1 representation has been received objecting to the application for the following reasons:-

- Other
- Loss of Privacy
- Loss of Light
- Noise
- Overbearing Impact
- Incorrect Plans

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:

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 RNP6 of the Rudgwick Neighbourhood Plan states that development should utilise materials that reflect the common building styles across the Parish. Policy RNP7 continues that new development proposals should be designed with reference to the surrounding architecture, paying particular attention to features of the local vernacular and locally characteristic details.

The application seeks planning permission for the erection of a single-storey front extension, conversion of the side garage, and the erection of a part single-storey / part two-storey rear extension.

The proposed front extension and garage conversion would reflect existing elements of the host dwelling and given the variation in building line and the retained separation from the frontage there would not be any harmful loss of openness in this part of the street. It is considered that the front extension and garage conversion would not appear unsightly or discordant in relation to the host building or surroundings.

The two-storey rear extension, although increasing the bulk and mass to the rear of the dwelling, is of a design and form which would be sympathetic in relation to the host building. The extension would integrate appropriately with the existing building and despite the increase in scale would not appear unduly dominant or intrusive in views form adjoining properties and land. The single-storey element would be clearly subservient to the host building, and would integrate with the existing side (converted) garage projection.

The proposals in their entirety are 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.

The original submission included a first-floor side extension. As part of the application process and in response to officer concerns regarding the potential impact of this element, amended plans have been submitted which omit this element of the scheme.

It is considered that the single-storey elements by reason of their siting and design would not result in any unacceptable harm to amenity.

The two-storey element would reflect the side elevations of the host building, with this siting retaining separation from both shared side boundaries. The additional rear projection would respect the rear building line of the northern neighbour, with the resulting arrangement such that no unacceptable harm would result, with side facing window openings to the neighbour not considered to relate to key habitable rooms.

The host building is sited further back into the plot than the southern neighbour, and the two-storey rear extension would extenuate the difference in rear building lines (at first floor level), with the southern neighbour also sited at a lower level. It is considered that while the rear projection would be clearly visible, the retained separation, both from the side boundary and between buildings, is such that the extension would not appear overbearing from adjoining window openings or amenity space. Similarly, there would remain a degree of openness around key rear facing window openings such that any impact on light and outlook would not amount to unacceptable harm. The southern neighbour would continue to benefit from a south and westerly aspect with the additional built form to the north considered to be acceptable.

The proposal would not create any views of neighbouring properties which would be unusual or unexpected in a location such as this, and no harmful loss of privacy would result.

Overall, 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.

Impact on Parking Provision

Policy 41 of the HDPF states that development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere, or the need for the development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

Whilst the proposal would result in the loss of a potential parking space within the garage, there would seemingly remain potential for 2/3 vehicles to park on the existing hardstanding and there are no apparent issues arising from street parking in the locality. It would not therefore be anticipated that the proposal would result in harmful demand for on-street parking from any displaced vehicles.

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 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 and finishes of all new external walls, windows and pitched roofs of the development hereby permitted shall match in type, colour and texture those of the existing building.

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/25/0321
(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 & Site plan	Location and Site Plans	(01)-001 rev F	24.04.2025
Floor plan	Existing Plans	(02)-001 rev A	24.04.2025

Elevation plan	Existing Elevations	(03)-001 rev A	24.04.2025
Floor plan	Proposed Plans 1	(07)-001 rev G	24.04.2025
Roof plan	Proposed Plans 2	(07)-002 rev G	24.04.2025
Elevation plan	Proposed Elevations	(08)-001 rev F	24.04.2025

DELEGATED

Case Officer sign/initial Marie Riggs Date: 19.06.2025

Authorising Officer sign/initial Tamara Dale Date: 25.06.2025