Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1344
5 De Braose Way, Bramber, West Sussex, BN44 3FD

DESCRIPTION:

Erection of a single storey rear extension, loft conversion with dormers.

RELEVANT PLANNING HISTORY

None relevant

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

Bramber Neighbourhood Plan 2018 to 2031:
Policy B2- Character of development
Policy B3- Design of development

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

Bramber Neighbourhood Plan Design Guideline

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:

Initial response:-

Parish council objects to the originally submitted proposal:-
The proposed design fails Horsham District Planning Framework Nov. 2015 Policy 33, subsections 2 & 3, as the road is characterised by single storey or chalet bungalows, the latter has dormers on just one side of the roof. Members suggested that the very large dormers constitute an overdevelopment of the site. The design is also at odds with the Bramber NHP Design codes.

Subsequent response:-

Parish council retains its objection to the amended proposal submitted on 23 October 2024:-

The proposed design fails Horsham District Planning Framework Nov.2015 Policy 33. Subsections 2 & 3, as the road is characterised by single-storey or chalet bungalows, the latter has dormers on just one side of the roof. Members suggested that the very large dormers constitute an overdevelopment of the site. The design is also at odds with the Bramber NHP Design codes.

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 agent. 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 B2 and B3 of the BNP seeks to ensure that development is appropriate to the character of the area and incorporates a high quality of design that integrates well with its surroundings.

This is for the proposed erection of a single storey rear extension and a loft conversion with dormers at 5 De Braose Way, Bramber, BN44 3FD. The plot is located within the built-up Area of Steyning and sits on a residential street with detached single-storey and chalet bungalows.

Proposed dormers

Flat roof dormers are commonly found on bungalows along De Braose Way. Even though most dwellings only have dormers on one side of the roof, there is also a precedent of bungalows with dormers on both sides of the roof on De Braose Way.

The existing dwelling is a detached bungalow with two relatively small flat roof dormers with tiles hanging on its north-facing side elevation. The proposed dormers would be larger than the existing and would occupy both roof slopes to further extend habitable areas in the roof space.

The design of the proposed dormers would be similar to that of the existing dormers, with flat roofs and tile hanging. The scale is however considerably larger, both would be of the same size comprising a width covering the majority of the width of the roof. However, the proposed dormers would be set from the sides of the roof and would be set back over a metre away from the eaves.

Though large, the proposed dormers would sit centrally within the roof and would be set away from both the eaves and sides of the roof, displaying a level of subservience to the existing dwelling. This is, on balance, considered acceptable and would not result in an unacceptable impact to the overall character and appearance of the existing dwelling and the surrounding area.

The Parish Council mentioned that the proposed dormers could be at odds with Neighbourhood Plan design guidelines. Page 31 of the Bramber Neighbourhood Plan Design Guideline states that *loft conversion incorporating a long shed dormer which is out of scale with the original building* is unacceptable. A majority of detached bungalows along De Braose Way currently consist of short and/or long flat roof dormers. With a proposed set back from the eaves and sides of the roof and the common presence of flat roof dormers on De Braose Way, the proposed dormers are considered subservient to the existing dwelling and acceptable to the prevailing character of the wider built environment.

Proposed rear extension

The proposed rear extension would match the width of the existing dwelling and extend approximately 4.6 metres from the rear wall of the existing dwelling, replacing the existing rear conservatory. Even though a flat roof is proposed, the edge of the flat roof is sloped, connecting the eaves of the existing dwelling, and matching roof tiles are proposed. The proposed side walls are also proposed to use matching materials to the existing dwelling.

The design and scale of the proposed rear extension is considered appropriate to the character and appearance of the existing dwelling and the wider area.

Proposed decking

Though large in area, the scale of the proposed decking at the rear of the proposed rear extension is considered moderate and would not result in an adverse impact to the character and appearance of the existing dwelling and the surrounding area.

It is therefore considered that the visual impact of the overall 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.

There is an existing relationship of mutual overlooking, with existing dormers and ground floor side windows apparent amongst adjacent dwellings. The proposed dormers and their associated windows would be set back from the rear elevations of adjacent dwellings of 4 and 6 De Braose Way, mitigating the impacts of additional overlooking.

The proposed rear extension extends beyond the rear wall of the existing rear extension of adjacent dwelling at 4 De Braose Way. De Braose Way is sloped, and the dwelling is situated at a lower ground level. However, it is located to the south of 5 De Braose Way and with no south-facing side windows proposed for the rear extension, impacts to overlooking and overshadowing are therefore considered acceptable.

A side door with a window is proposed at the proposed rear extension facing the adjacent dwelling of 6 De Braose Way. Non-obscured windows are already present on the side elevations of both dwellings of 5 and 6 De Braose Way. Any additional overlooking generated from new dormer windows and side doors would pose a neutral impact and would not be considered unacceptable.

There is an existing relationship of overlooking amongst the rear gardens of adjacent dwellings along De Braose Way due to its sloped terrain. Any additional overlooking generated from the proposed decking is also considered acceptable.

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 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/24/1344
(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
Floor plan	Existing GF Plan	A 454-1_1	23.10.2024
Floor plan	Proposed GF Plan	A 454-2_1	23.10.2024
Floor plan	Existing 1F Plan	A 454-3_1	23.10.2024
Floor plan	Proposed 1F Plan	A 454-4_1	23.10.2024
Roof plan	Existing Roof Plan	A 454-5_1	23.10.2024
Roof plan	Proposed Roof Plan	A 454-6_1	23.10.2024
Elevation plan	Existing Elevations	A 454-7_1	23.10.2024
Elevation plan	Proposed	A 454-8_1	23.10.2024
Block plan		A 454-10	03.09.2024
Location plan	Location Plan	NONE	03.09.2024

DELEGATED

Case Officer sign/initial Joshua Lee Date: 19.11.2024

Authorising Officer sign/initial Tamara Dale Date: 23.12.2024