Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0196
7 Beverley Road, Henfield, West Sussex, BN5 9FP

DESCRIPTION:
Conversion of loft with two pitched roof dormers on the front elevation and installation of rooflights.

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

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, note that there is an added bathroom but no Water Neutrality Statement.

Representations:
Two letters of representation received objecting to the application for the following reasons:

- Loss of privacy.
- Potential for dormer windows to overlook on to neighbouring property.
- Overshadowing and loss of light.
- Impact of construction.

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.

The application site comprises a semi-detached two-storey dwelling which is of a form, scale and design reflective of the majority of adjoining properties on Beverley Road. The proposed dormers and rooflights would reflect the siting and design of existing such features to neighbouring properties, and the additions would be viewed alongside and in conjunction with such existing design elements, which were part of the original development plans. It is considered that the proposals would not appear unduly prominent, visually intrusive or out of keeping within this setting, with the visual impact therefore acceptable and in accordance 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 proposal would not result in any unacceptable harm in respect of light or outlook, with the potential for loss of privacy the key consideration in respect of neighbouring amenity.

The front dormers would face properties on the opposite side of the street, with the distance from 8 Beverley Road being approximately 17m, and from no. 6 approximately 16m. It is considered that this separation and the existing relationship across Beverley Road is such that there would be limited potential for intrusive downward overlooking to adjoining properties and land. It is noted that a similar arrangement exists between the northern neighbour, no. 9, and the eastern side of the road and this relationship does not appear to result in unacceptable harm to either property. The proposal would not

create any views which would be unusual or unexpected in a location such as this, and no unacceptably harmful loss of privacy would result from the development.

The rooflights would be set at the same angle as the existing roof pitch, with this sufficient to limit the potential for intrusive downward views to neighbouring properties.

It is noted that construction works have potential to impact on neighbouring amenity. It is though considered that this potential impact would be short term and of limited magnitude given the scale of the proposed development. It is not therefore considered that any conditions are necessary in this regard, and the proposal would not result in unacceptable harm during construction activities.

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.

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/24/0196
(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 plan		007 REV A	07.02.2024
Floor plan	Existing Ground	001	06.02.2024
Floor plan	Existing First	002	06.02.2024
Floor plan	Proposed first	003	06.02.2024
Floor plan	Proposed second	003	06.02.2024
Elevation plan	Existing and proposed	005	06.02.2024
Block plan	Existing and proposed	006	06.02.2024
Supporting Docs	Application Form	NONE	06.02.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 26.03.2024

Authorising Officer sign/initial Guy Everest Date: 01.04.2024