Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

OFFICER CHECKLIST	
WEEK ONE (Date Valid)	**4th December 2024**
Check Neighbours	☒
Check Consultations (including newts) / Press List	☒
Check Description, Plans and Supporting Documents	☒
Print and Display Site Notice (if required)	☐
WEEK TWO (+7)	**11th December 2024**
Visit Site or request site visit photos (in accordance with Site Visit Guidance Note)	☒
Draft HRA / AA if necessary. If the water statement is insufficient discuss with TL / PPO whether to discuss / accept amendments to the strategy.	☐
Instruct Legal if s106 required (with prior TL / PPO agreement)	☐
WEEK THREE (+14)	**18th December 2024**
If amendments are likely to be needed discuss with TL / PPO (N.B. Only minor amendments will be accepted in accordance with the Amendment Guidance). When requesting amendments give clear deadline (i.e. start of week 5).	☒
WEEK FOUR (+21)	**25th December 2024**
If no amendments required, contact agent / applicant with update on progress.	☐
Confirm whether delegated or committee decision (re: parish and neighbour representations)	☒
WEEK FIVE (+28)	**1st January 2025**
14-day re-consultation letters to be sent on any amended plans	☒
Prepare draft report	☒
WEEK SIX (+35)	**8th January 2025**
Check 35-day Cllr call-in for Committee	☒
If decision based on original plans, report to be drafted and submitted for sign off	☐
WEEK SEVEN (+42)	**15th January 2025**
If decision based on amended plans, report to be drafted and submitted for sign off	☒
Reason for EOT	☒

APPLICATION NO./ADDRESS:

DC/24/1877
25 College Road, Southwater, West Sussex, RH13 9EE

DESCRIPTION:

Erection of a front porch and double storey side and rear extension with internal alterations.

RELEVANT PLANNING HISTORY:

DC/24/1365	Erection of a front porch, two storey side and rear extension with internal alterations.	Withdrawn Application on 16.10.2024

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

Southwater Neighbourhood Development Plan (SNDP) 2019 - 2031:
SNP9 – Home Standards
SNP16 – Design

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

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:

No objection

Representations:

A total of 6 representations were received from 5 addresses.

Originally, 2 representations were received that objected to the proposal in its original form.

2 representations have been received, objecting to the application:

Concerns were raised in connection with overdevelopment of the site, the design being out of keeping with the character of the area and potential build time. Also raised was the potential for impact in regard to the public footpath and that the development would have overbearing qualities. Drainage concerns were also raised.

A small revision was received that reworked the roof slightly. 3 representations were then received that supported the proposal. An additional objection was lodged from a previous objector.

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

This application is for the erection of a front porch and double storey side and rear extension with internal alterations at 25 College Road, Southwater, West Sussex. 25 College Road is an end terrace property on College Road. The surrounding area comprises largely of dwellings that relatively uniform in character, with other rows of short terracing.

This application comes as a resubmission of DC/24/1365 (Erection of a front porch, two storey side and rear extension with internal alterations), as it was recommended by officers to withdraw the application due to the potential for the proposal to disrupt light at neighbouring properties. This application is largely the same as the previous but drawn back in scale at the rear. A small amendment was received during the course of the application.

The application has been assessed on the basis of the submitted details, together with the planning history of the site, available images and photographs which were used from the previous application. 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 SNP9 requires homes and extensions to be fit for purpose. Policy SNP16 advocates for design to be of high quality. Though there is no specific architectural style to Southwater, design should be appropriate and respectful of the neighbouring amenity in terms of privacy, outlook, daylight and sunlight.

The proposed development is for erection of a front porch and double storey side and rear extension with internal alterations at 25 College Road, Southwater.

To the front of the property a small porch is to be erected. This is considered uncontentious and would mirror a similar porch found at 27 College Road. The side of the property is extended at full height by around 1m, which would place it tight on the public footpath that runs southeast of the property. This would be considered acceptable.

A rear, stepped extension is also proposed which is 3.2m (maximum) in depth from the original rear elevation. The height of the rear extension is set down by 0.2m from the ridgeline of the main house with the stepped element of the extension having a roof height of 6.3m. This extension does increase the form of the end terrace property quite largely considering the original proportions. However, it is considered that the plot could accommodate an extension such as this, where a similar extension to this, albeit not a a complete two storey element, was approved under DC/23/0513. It is noted though the dwelling is unlikely to be able to accommodate any additional extensions.

The proposal would 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 is of a scale that would be considered a large addition to the existing dwelling. However, to prevent amenity harm, the proposal is stepped closest to the adjoining neighbour to increase outlook and light to the neighbouring property and negate potential loss of light. The line does not intersect with the proposal, though it is tight. However, considering the previous scheme, this development represents a scaling back of the proposal which aims to address issues in overbearing and overshadowing. It would be considered that the proposal would abide by the Horsham Design Guidance and it would not be anticipated the proposal would incur a level of harm that would be unacceptable for the adjoining property.

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

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

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 193 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.

Other Matters

Horsham District Council recognises the representations made and has considered them completely. Financial value is not a material consideration. If the proposal is to be self-build, this would not have material impact on the acceptability of the proposal. It is considered that the relevant parties have been contacted and a site notice was not needed in relation to this application. The proposal does not impact an identified public right of way explicitly and therefore a site notice is not required to be sited for this reason. The application running between Christmas and New Year does not materially impact the acceptability of the proposal. It is not considered that the proposal is a total rebuild of the dwelling. Whilst recognised as a large addition, it is not considered that the proposal is unduly large in scale, though it is recognised that the dwelling itself probably could not be extended any further from this point. A permission to restrict the development to be built in a certain timeframe is considered unreasonable. Building works are likely to occur during regular working hours. It would be suggested that neighbours contact Environmental Health if work was occurring at unreasonable hours.

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 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).

4 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the window(s) at first floor on the side (north) elevation as shown on plan reference DE1233/05 REV P3 has been fitted with obscured glazing. No part of that/those window(s) that are/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).

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/24/1877
(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	Existing Elevations	DE1233/03 REV P2	04.12.2024
Floor plan	Existing Floor Plans	DE1233/02 REV P2	04.12.2024
Location & Block plan	Site Location & Block Plan	DE1233/01 REV P2	04.12.2024
Elevation plan	Proposed Elevations	DE1233/05 REV P2	22.01.2025
Floor plan	Proposed Floor Plans & Roof Plan	DE1233/04 REV P2	22.01.2025

DELEGATED

Case Officer sign/initial JBurrowes Date: 12/02/2025

Authorising Officer sign/initial TDale Date: 13/02/2025