Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0043
Roseland, Blackgate Lane, Henfield, West Sussex, BN5 9HA

DESCRIPTION:

Removal of 2No. conservatories. Erection of a side extension. Replace roof tiles and flat roof finish, replace all external window and doors and add photovoltaic solar panels.

RELEVANT PLANNING HISTORY:

CA/25/0009	Fell 1x Blue Spruce (Work to Trees in a Conservation Area)	Application Permitted on 26.02.2025
HF/32/03	Conservatory Site: Roseland Blackgate Lane Henfield	Application Permitted on 23.05.2003
HF/139/88	Single storey extension. (From old Planning History)	Application Permitted on 21.12.1988
HF/33/75	A.r.m. hf/52/72: bungalow and garage. (From old Planning History)	Application Permitted on 04.07.1975
HF/52/72	Erection of 1 dwellinghouse and accesses. Comment: Outline. (From old Planning History)	Application Permitted on 16.06.1972

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
Policy 34 - Cultural and Heritage Assets

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

Henfield Neighbourhood Plan (2020) (HNP):
Policy 1 – A Spatial Plan
Policy 4 - Transport, Access and Car Parking
Policy 10 – Green Infrastructure and Biodiversity
Policy 12 – Design Standards for New Development

Henfield Parish Design Statement

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:

HDC Conservation: Advice (No Objection)

HDC Arboriculture: No Objection

HDC Environmental Health: Advice (No Objection)

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:

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:

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.

This is reflected by Policy 12 of the HNP, which requires that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, are of a high quality and reflect the architectural and historic character and the scale of the surrounding buildings and street-scene/ landscape.

The application site is located to the east side of a section of Blackgate Lane where it forms an adopted unmade road and is within the Henfield Conservation Area. Roseland is a detached 3-bed bungalow dated from the 1970s composed of facing brickwork, plain clay tiled pitched roofing, mineral felt to an existing flat roof element, and white upvc windows/doors. There is an integrated small garage to the southwest corner of the dwelling, and two conservatories, one located to the side (north) elevation featuring pitched roofing to each side, and one smaller conservatory to the rear (east) elevation with shallow mono pitched roof. The application site provides off-street driveway parking to the front of dwelling sufficient for 3 cars, excluding the garage space.

Planning permission is sought to remove two conservatories and replace the north side conservatory with a single storey side extension. The new side extension to be composed of facing brickwork to match existing and with a roof pitched to the front, rear and side with a central flat roof element, keeping the height subservient to the main dwelling. There would be a resultant small decrease in the footprint of the bungalow of around 2sqm.

Proposed materials specifications/colours are included in the submitted Design Access Statement. Marley plain concrete roof tiles (colour: Dark Red) are to replace the existing roof tiles, and are proposed to the extension. Polymeric single sheet roof covering to flat roof elements as Sika-Trocal colour: Slate Grey. All external windows and doors are to be replaced, using anthracite grey upvc frames, and two sunlight tunnels relocated onto the north roof slope. The garage door to be removed and infilled with matching brickwork and a window using matching anthracite grey upvc frame.

Photovoltaic solar panels are proposed to the south and east roof slopes, amended plans were received excluding proposed solar panels from the front (west) roof slope. An electric car charging point is to be installed at the front elevation of the dwelling. An air source heat pump to the south elevation.

Overall, the proposal would represent clearly subservient additions to the dwelling which are considered to be of a design, form and scale which are not inappropriate to the character and appearance of the existing dwelling and the wider area given the existence of similar materials locally. 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 application has been consulted with the HDC Environmental Health department in relation to the air source heat pump and reconsulted with neighbouring properties. It is considered that the siting and layout of the proposed extension, following the removal of existing conservatories, and the addition of the proposed air source heat pump, would be sufficient to prevent any unacceptable harm to neighbouring amenity. It is noted that no neighbouring representations of objection have been received.

Arboriculture

The only tree within influencing distance to the development proposal is a single blue spruce at the front of the property. The applicant has submitted a separate Conservation Area Notification ref

CA/25/0009 to remove the tree in question. Although the tree is visible within the local landscape, due to its species, future size and proximity to the dwelling, it is not considered to be a suitable specimen for protection by way of a TPO, and following consultation with HDC Arboriculture, no arboricultural concerns are raised with the development in terms of foreseeable impacts on trees of high landscape value and merit.

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.

Other Matters:

The application site is located within a red impact risk zone for great crested newts, the most suitable habitat with a high risk of great crested newts. However, there are no nearby relevant ponds and it is considered that the proposed development is unlikely to have an impact on / would present a low risk to great crested newts and/or their habitats.

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 roof tiles of the development hereby permitted shall match in type, colour and texture those of the submitted application details.

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/25/0043
(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 Floor Plan & Existing Roof Plan	1337/03	13.01.2025
Elevation plan	Existing West & North Elevation	1337/04	13.01.2025
Elevation plan	Existing East & South Elevation	1337/05	13.01.2025
Floor plan	Proposed Floor Plan & Roof Plan	1337/06 REV B	07.03.2025
Elevation plan	Proposed West & North Elevations	1337/07 REV A	07.03.2025
Elevation plan	Proposed East & South Elevations	1337/08 REV B	07.03.2025
Block plan	Block Plan	1337/02	13.01.2025
Location plan	Location Plan	1337/01 REV A	13.01.2025
Supporting Statement	Ecodan R32 Monoblock Air Source Heat Pump	NONE	07.03.2025
Supporting Statement	Application Form	NONE	13.01.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 28.03.2025

Authorising Officer sign/initial Tamara Dale Date: 04.04.2025