Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1630
53 Rushams Road, Horsham, West Sussex, RH12 2NU

DESCRIPTION:
Conversion of loft and installation of a rear dormer, existing rear flat roof converted to be a roof terrace to enable an alternative fire exit.

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
Policy 40 - Sustainable Transport
Policy 41 - Parking

Horsham Business Blueprint Neighbourhood Plan (2019-2036):
Policy HB3: Character of Development
Policy HB4: 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
Policy 24: Sustainable Transport
Policy 25: Parking

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 Comment.

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

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, in addition to a site conducted by Council Officers. These details were considered sufficient to allow the application to be properly considered and determined.

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 proposes to convert the loft with the installation of a rear dormer and convert the existing rear flat roof to be a roof terrace to enable an alternative fire exit. The proposed dormer would have a flat roof. While flat roof box dormers are unfavourable, it is considered this is the most suitable in this location and for this roofslope. The dormer would meet permitted development requirements and would be set back from the edge of the roof. The materials of the dormer would be tile hanging, and single ply membrane for the roof. The dormer would be visible when closely approaching the dwelling from the south-west. There are also several box dormers within Rushams Road, such as DC/13/1254 and DC/20/2329, both of which are visible from public vantage points. The examples in the wider locality, and the presence of roof extensions would not be inappropriate in a residential location such as this. The visual impact of the proposal is therefore considered acceptable.

The proposed roof terrace was amended to sit in line with the existing two-storey section at the rear, to reduce direct outlook into neighbouring amenity. The existing garage building would block views from the terrace towards the south-west and allow sufficient separation from the neighbour. The terrace railing would not be visible on the approach to the dwelling, as the buildings along the street abut the footpath. The railing would not appear as a harmful addition to the character and appearance of the

street and would only be visible in some locations. There are allotments to the rear, so it is considered that there would be no harmful amenity impacts from allowing the roof terrace.

The proposal would be a subservient addition and is 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 proposed dormer would have rear windows and a rooflight. While some additional views towards the rear would result, this is not considered to be significantly greater than the existing first floor windows, with primary views over the allotments at the rear. No side facing windows are proposed. The roof terrace would extend no further than the existing two-storey section at the rear, so no additional views of neighbouring amenity space would result. The garage building would restrict views to the south-west. It is noted that no representation letters have been received from adjoining neighbours. Therefore, it is considered that the proposal 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 186 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 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/24/1630

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Floor plan	Proposed	02 REV V3	09.12.2024
Elevation plan	Proposed roof and section	03 REV V2	09.12.2024
Location & Block plan		04	18.10.2024
Elevation & Floor plan	Existing	01	18.10.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 09.12.2024

Authorising Officer sign/initial RHERMITAGE Date: 10.12.2024