



**Horsham
District
Council**

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0854
3 Bramber Close, Horsham, West Sussex, RH12 4LY

DESCRIPTION:

Installation of cladding to the first-floor front elevation.

RELEVANT PLANNING HISTORY:

No relevant planning history

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles

Horsham Blueprint Business Neighbourhood Plan 2019-2036

Policy HB3: Character of development
Policy HB4: Design of development

Horsham District Local Plan (2023-40) (Regulation 19):

Policy 19: Development Quality
Policy 20: 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:

None

Parish Comments:

North Horsham Parish Council: 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:

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

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.

3 Bramber Close is a detached two-storey dwelling located within a residential cul-de-sac within the Horsham Built Up Area Boundary. Bramber Close consists of a mix of two-storey detached dwellings, and also single-storey bungalows, where there is an existing variation to design of dwellings and also existing variation in materials between dwellings in this close and beyond. These materials include facing brick, tile hanging, and cladding.

The existing host dwelling has a front gabled two-storey element composed of sand faced fletton brick elevations. Other elevations of the dwelling are composed of a red-brown colour brick-facing and red-brown vertical tile hanging.

Planning permission is sought for the installation of external cladding to the first-floor elevation of the forward facing gable to the front and its side. The proposed materials are Hardie Plank VL cladding over the existing plain brick wall (LBC buff sand faced). No changes are proposed to the existing tile hangings on other parts of the property.

The cladding is proposed to be a close colour match to existing (ground floor brick walls), in Khaki Brown. Side elevation cladding will cover 25mm celotex insulation, this is a plain wall and there is eaves overhang to accommodate the overall thickness. It is set out in the application form that due to limited tile verge depth on the gable of the front elevation and the depth of windowsill in the first-floor bedroom the applicant is unable to add additional insulation without considerable additional works and expense.

The proposal would result in an additional material to the existing dwelling, which would contrast the material palette of the immediate surroundings. However, it is recognised that a number of dwellings within the wider surroundings include cladding similar to that proposed. Given the mixed material palette within the wider surroundings, it is not considered that the proposal would result in harm to the visual amenities of the street scene and wider surroundings. The proposal is considered to be of a scale and nature that would sit comfortably within the character and appearance of the host dwelling and built character of the wider surroundings, 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.

It is considered that the external cladding proposed would not introduce 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 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.

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 the development hereby permitted shall strictly accord with those indicated on the submitted application form and approved plans.

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/26/0854
(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
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