Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1900
11 Bridge Road, Rudgwick, West Sussex, RH12 3HD

DESCRIPTION:

New roof over existing single storey extension with installation of 3no. rooflights. (Retrospective).

RELEVANT PLANNING HISTORY:

None relevant to this application

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

Rudgwick Neighbourhood Development Plan 2031
Policy RNP7 Architectural Style

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 19: Development Quality
Policy 20: Development Principles

Parish Design Statement:
Rudgwick Parish Design Statement 2009

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:

Rudgwick Parish Council raised no objection to the retrospective application

Representations:
There were 2 representations received during the neighbour consultation period. The following comments were made: -

- The committee of the Rudgwick Preservation Society have looked at the plans and do not object to this application.
- Have no objection to the planning application and cannot see any reason for anyone to object.

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.

Policy RNP7.2 of the Rudgwick Neighbourhood Development Plan aims to maintain that insofar as planning permission is required for works to existing buildings (including styles of windows, doors and porches) should match originals wherever practicable, and ensure that any extension to the frontage of the building is in keeping with its existing architecture and design.

The proposal seeks retrospective planning permission for the new roof over existing single storey extension. Due to the blocking up of the first floor rear gable window the development has installed 3no. rooflights along the northern roofslope of the main roof. The floor plan shows there are no additional accommodation created in the new roof space. The pitched roof addition is an improvement which is more in keeping with the main dwelling. The lowered ridgeline ensures the development appears subordinate to the host dwelling. The additional rooflights are of small scale and suitably positioned within the roofslope.

Overall, it is considered that the proposals are of a design, form and scale which is appropriate to the character and appearance of the existing dwelling. The development is not harmful to the character or appearance of the wider area. It is therefore considered that the visual impact of the proposal is acceptable and accords 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.

Whilst the pitched roof adds an element of bulk to the rear extension, the roof sloping away from the neighbouring properties reduces the mass of the development. Moreover, the proposal does not protrude beyond the rear build line. Given the central position of the rear extension, there is sufficient separation distance maintained between the neighbouring properties. The additional rooflights face the northern neighbouring property's flank gable wall therefore limiting any overlooking or loss of privacy concerns. As a result, it is considered that the siting and layout of the proposal and the resulting relationship with adjacent properties 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 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

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/24/1900
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Site plan		161/2024/1	09.12.2024

Elevation plan	Pre existing	161/2024/2	09.12.2024
Elevation plan	Existing	161/2024/3	09.12.2024
Supporting Docs	Planning Statement	NONE	09.12.2024
Floor plans		161/2024/4	04.02.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 04.02.2025

Authorising Officer sign/initial RHERMITAGE Date: 05.02.2025