Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0904
18 Ashleigh Road, Horsham, West Sussex, RH12 2LF

DESCRIPTION:
Installation of new pitch to existing front dormer and erection of a two storey rear extension

RELEVANT PLANNING HISTORY:

DC/23/2273	Erection of a rear extension and alterations to roof	Application Refused on 09.02.2024	
DC/24/0517	Installation of hip to gable roof extension (Lawful Development Certificate - Proposed)	Application Permitted on 03.06.2024	

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
Policy 34- Cultural and Heritage Assets

Horsham Blueprint Business Neighbourhood Plan 2019-2036
Policy HB3: Character of Development
Policy HB4: Design of Development

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.

HDC Design and Conservation: No objection subject to conditions. As noted in the previous response no.18 is identified in the Horsham Town Local List of Buildings of architectural and historic interest. The description included in the document adopted in February 2011 reads, “A pair of interesting late Victorian/ early Edwardian one and a half storey detached houses, with front colonial style verandas. Symmetrical gable roofs, timber casement windows, brick and render construction, dominant clay tile

pitched roofs. no. 20 has half timber gables, while the rendered elevations of no.18 hints an arts and crafts design inspiration. c.1915".

The proposed extensions have been amended since the previous scheme with the principal roof remaining hipped. It is considered that the retention of the hipped roof form would maintain the perceived scale and proportions of this dwelling, and also retain the reflection of the style of property with no. 20. It would therefore be considered that the proposal would preserve the architectural interest of this locally listed building.

It is noted that an LDC has been granted for a hip to gable roof extension. If this were to be built in conjunction with this application, there would be harm to the buildings interest.

Parish Comments:
Denne Neighbourhood Council raised an objection to the application for the following reasons:

- We have no objection to the new pitched roof on the front dormer but consider the single glass panes are out of character with the other windows.
- HDNC considers the vast expanse of glass at the rear (windows and doors) to be out of character with the building.
- HDNC queries if the glass in the central window on the first floor of the rear elevation will be opaque/frosted?
- HDNC queries if there is a change to the shape of the bay windows on the first floor as indicated on the floor plan, but not mentioned in the description of the application.

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 applicant. 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 HB3: Character of Development of the Horsham Blueprint Business Neighbourhood Plan states that – "Development is expected to preserve and enhance the Character Area in which it is located.

The design of new development should take account of the local context and reflect the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area. Innovation in design will be supported, however, where this demonstrably enhances the quality of the built form in a character area".

Policy HB4: Design of Development of the Horsham Blueprint Business Neighbourhood Plan states that – "Development is expected to demonstrate a high quality of design, which responds and integrates well with its surroundings"

The application seeks planning permission for the installation of new pitch to existing front dormer and erection of a two-storey rear extension. The proposed pitch to the existing from dormer would be visible from the perspective of Ashleigh Road, due to the positioning to the front of the property. It is though considered that the scale, form and design of the proposed dormer would be sympathetic to the existing building and would appear appropriate in relation to the wider surroundings. As such the potential impact on the visual amenity of the street scene is considered to be minor and no harm to the character or appearance of the site and surrounding area would result.

The two-storey rear extension would span the entire width of the dwelling, infilling a small area to the side of the existing rear outrigger effectively 'squaring off' the plan form of the dwelling. The overall hight and roof form of the dwelling would remain as per the existing height (8.1m), though the proposed rear gable roof additions would extend to the ridge of the main roof of the dwelling compared to the existing which are set below. Although the addition would increase the bulk to the rear of the dwelling, the overall form and design is of a sympathetic form in relation to the host building. The extension would integrate appropriately with the existing building and despite the increase in scale would not appear unduly dominant or intrusive in views from adjoining properties and land. The proposed extension would not be particularly visible from a public vantage point, and it considered that given the mixture of building forms and designs making up the dwellings within the vicinity the proposed works would not have a detrimental impact on the host property or wider surroundings

It is considered that the entirety of the proposed extensions are 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. The resulting dwelling would continue to be appropriately contained within the related curtilage, with the footprint and scale of the dwelling not excessive or inappropriate in relation to the pattern and scale of surrounding development. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

As noted by the Council's Conservation Officer, the application building forms part of a pair of dwellings on the local list. The retention of the hipped roof design is believed to maintain the perceived scale and proportions of the dwelling, while also preserving the architectural style similar to No. 20. Consequently, the proposal is considered to uphold the architectural significance of this locally listed building.

Officers further note the recent granting of a lawful development certificate to extend the roof of the dwelling by way of a hip to gable extension. The Conservation Officer's comments on the matter relating to both developments being undertaken are noted. However, it would not be possible for the applicant to do so: given the overall form and scale of the proposed rear extension, especially when considering the scale of the rear facing gables, altering the existing hipped roof to a gable substantially alter the form and appearance of the present proposal. In addition, it is not clear if the applicant would benefit from the permitted development right if both were to be undertaken, given the increase in roof form as proposed would likely increase the permitted roof increase over the permitted 50m3 (previously calculated as 43m3). As such, Officers are satisfied that it would not be possible for the applicant to undertake both developments, and that the character of the locally listed building would be preserved as proposed.

Impact on Neighbouring Amenity

Policy 33(2) 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 additions to the rear would create additional windows to the rear roofslope serving bedroom 1 and 2. As existing, the rear roof hosts a single dormer serving light to the stairwell / hallway. The proposal may therefore provide for additional opportunity of overlooking over and above the existing arrangement. Whilst this may be the case, the dwelling benefits from a generous rear curtilage, in which more than sufficient distance would be retained between the dwelling and the rear elevation of the curtilage of the adjacent neighbouring dwelling to the north-east (some 51m to 27 Fay Road).

Any overlooking from the new windows to the neighbouring properties would be oblique, and considering the location within a defined and established residential area, this level of overlooking would not be considered out of the ordinary.

The proposed replacement dormer to the front elevation would not increase overlooking opportunity over and above the existing arrangement. With this and the above in mind, the proposed development would not result in adverse overlooking.

As above, the proposed extension would be within the height of the existing dwelling, and the overall projection to the rear would be minimal. Furthermore, the dwelling is centrally sited to the boundary, therefore ensuring separation from the neighbours. As such, the development would not result in adverse levels of overshowing or overbearing over and above the existing arrangement.

The Parish's comments relating to the rear dormer window is noted. As the windows would serve en-suite bathrooms, it is assumed that these would be obscurely glazed for privacy purposes.

With the above in mind, the proposal is considered to accord with Policy 33(2) of the HDPF.

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.

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 **Pre-Commencement Condition**: Prior to relevant work beginning, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details:

- Specifications of external materials and surface finishes.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby

preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

4 **Pre-Commencement Condition**: No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

a) Drawings to a scale not smaller than 1:5 fully describing:

i) new/and/or/replacement windows.

These drawings must show:

- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, arches, lintels, dormer construction, etc
- method of opening
- method of glazing

ii) Roof details including sections through:

- roof ridge
- hips
- valleys
- eaves
- verges
- verges and bargeboards
- flat roof perimeters
- parapets

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 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/24/0904

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement		NONE	14.06.2024
Location plan		NONE	14.06.2024
Block plan		NONE	18.06.2024
Elevation & Floor plan		1282-01 REV A	14.06.2024
Elevation & Floor plan		1282-02 REV F	14.06.2024
Roof plan	Dormer Volume Calculations	1282-04	16.07.2024

DELEGATED

Case Officer sign/initial	Marie Riggs	Date:	06.08.2024
Authorising Officer sign/initial	RHERMITAGE	Date:	13.08.2024