Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1113
9 The Meadows, Southwater, West Sussex, RH13 9AB

DESCRIPTION:

Installation of 2 No. windows to first floor south elevation

RELEVANT PLANNING HISTORY:

DC/08/0857	Residential development comprising 5 x 2-bed and 4 x 3-bed dwellings, landscaping and parking	Application Permitted on 16.07.2008
DC/09/0855	Amendment to Plot 9 x 2-bed dwelling (previously approved under DC/08/0857 - residential development comprising 9 dwellings)	Application Permitted on 10.09.2009

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 26- Strategic Policy: Countryside Protection
Policy 28- Replacement Dwellings and House Extensions in the Countryside
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
Policy 40- Sustainable Transport
Policy 41- Parking

Southwater Neighbourhood Development Plan (2019-2031)
Policy SNP16 – Design

Southwater Parish Design Statement 2011

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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 Arboricultural Officer: No Objection

Historic felling and tree/crown reductions over the past 15 years post housing development have increased light levels to the rear of the property and significantly reduced the constraint posed by trees on the design of the habitable dwelling.

No objection to proposed fenestration or outstanding arboricultural concerns.

Parish Comments:

No Objection

Representations:

One letter of support has been 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

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 SNP16 of the Southwater Neighbourhood Development Plan requires developments to be of high quality design promoting appropriate design and safety, as well as not causing unacceptable impacts on neighbouring amenity.

This proposed development involves the installation of two windows to the first floor south elevation of the dwellinghouse. There are currently two ‘dummy’ windows located on the first floor south elevation infilled with bricks matching the external brickworks of the dwellinghouse.

The initial development of the dwelling in previous application DC/09/0855 did not include windows to the south elevation of the first floor other than brick-filled window panels, with permitted development rights for Classes A, B and C removed in conditions. The current proposal seeks to install obscured white UPVC windows on the en-suite bathroom side of the south-facing elevation with an interior modification to the existing en-suite and dressing room to accommodate such works, as well as a clear glass white UPVC window on the south facing wall of the first floor home office.

The proposed use of matching windows to the existing ground floor south elevation windows integrate with the existing built form and respect the character of the surrounding area. The proposal would also not pose unacceptable impacts to the trees covered by Tree Protection Orders on site.

The proposal 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 scale of development is of a modest scale and there is an existing relationship of mutual overlooking amongst neighbouring dwellinghouses. Along with the presence of large trees on the southern and south-eastern boundary of the site minimising overlooking to neighbours, views generated through the installation of proposed windows are not considered harmful to the amenity of occupiers of nearby properties and land. It is considered that the siting and layout of the proposal and the resulting relationship with adjoining 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 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 **Regulatory Condition**: The materials and finishes of all windows of the development hereby permitted shall strictly accord with those indicated on the 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/24/1113
(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
Location & Block plan	Floor Plans & Elevations As Existing As Proposed Block & Location Plan	4100-01 Rev A	01.08.2024

DELEGATED

Case Officer sign/initial Joshua Lee Date: 16.09.2024

Authorising Officer sign/initial Tamara Dale Date: 29.09.2024