Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0408
18 Manor Road, Upper Beeding, West Sussex, BN44 3TJ

DESCRIPTION:
Part retrospective application for the erection of a single storey rear extension, a single storey side extension, front canopy roof and first floor partial infill of terrace.

RELEVANT PLANNING HISTORY:

| | | |
|---|---|---|
| DC/25/0383 | Prior Approval for the erection of a single-storey rear larger home extension, which would project 5.00m from the rear elevation, comprising a maximum height of 3.25m and an eaves height of 2.99m. | Application Withdrawn |

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

**Upper Beeding Parish Neighbourhood Plan (2018-2031):**
Policy 8 – Design standards for new 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:

**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:
Raised objections relating to:

- Overall design including internal and removal of chimney
- Impact to footpath adjacent to site
- Works to trees

Representations:
1 letter of representation has been received *supporting* the proposal on the following grounds:

- Overall site improvement

1 letter of representation has been received *objecting* to the proposal on the following grounds:

- Overall design
- Impact to footpath adjacent to site
- Works to trees

**HDC Arboricultural Officer**
The property appears to have been well vegetated until recent site clearance occurred. Remaining trees and shrubs on boundaries are in generally poor condition having suffered root disturbance/direct damage during the groundworks. No significant soft landscape features of merit remain. No arboricultural concerns were raised.

**WSCC Highways**
The LHA does not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal."

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. A site visit was also carried out as part of the assessment.

**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 8 of the UBNP seeks to ensure that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings.

Manor Bank, 18 Manor Road is a detached dwelling in the built-up boundary Bramber and Upper Beeding. The property appears to have been in a dilapidated state for a while, with overgrown trees hiding the property completely based on images viewed from Google Maps. A site visit showed that the works have partially started, with some trees being removed and footing works have started.

Manor Road is a relatively built-up area of Upper Beeding, with many different shapes and styles of properties. The proposed extensions are not considered to be disproportionate and are not an unexpected development in an area such as Manor Road. Most properties have been extended and altered to some degree along Manor Road. The overall character of the proposal would result in the property still suiting the general character of the street scene and is not considered to cause any unexpected harm to the wider area.

It is noted that the 'plant room' for the 'spa pool' on the ground floor was omitted from the proposed elevation plans submitted. These were requested and submitted, and consultations were sent following this additional information. The plant room was relocated internally rather than externally on the side elevation. Confirmation was also received that the driveway will not be amended and a future application for a dropped kerb would not be anticipated.

The Parish's comments relating to the loss of the chimney are noted. However, the remove of the chimney would not adversely impact on the overall character and appearance of the dwelling in this location.

The proposal would be a clearly 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.

**Public Rights of Way**

The relocation of the garage, whilst it is close to the edge of the site boundary, poses no impact to the use and functioning of the public footpath. WSCC Public Right of Way were consulted as this is an adopted public footpath and therefore falls under the care of WSCC. Their comments are as follows:

*"The only Public Right of Way with the potential to be affected is footpath 2763 which terminates at the j/w manor Road, almost opposite no. 18. This being the case my recommendation is one of 'No Objection'."*

**Highways**

Policy 40 of the HDPF supports proposals which provide safe and suitable access for all vehicles, pedestrians, cyclists, horse riders, public transport and the delivery of goods, whilst Policy 41 requires adequate parking facilities within developments. Chapter 9 of the National Planning Policy Framework sets out that 'development should only be refused on transport grounds if there would be an unacceptable impact on highway safety grounds, or the residual cumulative impacts on the road network would be severe'.

Objections raised about parking were also received in relation to the proposal. WSCC Highways were consulted as part of the application and comments were made with reference to parking (including cycle) and access.

The dwelling benefits from a generous front garden curtilage, which the proposed plans illustrate that space for at least two cars would be available, though in reality it is likely to be higher. A garage would also provide for secure parking and the storage of cycles. Whilst WSCC have suggested the imposition of conditions as advised, as above the garage would provide for suitable storage of cycles and ample

space would be provided for offstreet parking. As such, it is not considered necessary to impose the suggested conditions.

With the above in mind, there are no concerns in terms of highways impact and parking that would result from the development.

**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 existing dwelling was overgrown, as shown on Google Maps images, and unkept. The proposals set out as part of this application will add to the general amenity of the neighbouring area and improve its current state.

The proposed additions are single storey in scale, thus would not increase the opportunity of overlooking over and above the pre-existing arrangement, and would not be of a scale that would result in adverse harm by way of overshadowing or overbearing. Overall, it is considered that the siting and layout of the proposed extensions and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

**Arboricultural**

Neighbouring comments relating to the loss of trees on site are noted. The Council's Arboricultural Officer raised no concerns to the works surrounding the dwelling following the removal of trees and shrubs in the area. Before the works the property was overgrown with extensive foliage and thick vegetation surrounding the dwelling, removal of these have opened the property, therefore improving its general amenity. As such, there are no objections to the proposal on these grounds.

**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 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the submitted plans and elevations.

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/25/0408**

Schedule of plans/documents **approved**:

| **Plan Type** | **Description** | **Drawing Number** | **Received Date** |
|---|---|---|---|
| Location & Block plan | | ADC 1621/LP | 18.03.2025 |
| Floor plan | Existing | ADC 1621/01 | 18.03.2025 |
| Floor plan | Proposed | ADC 1621/02 C | 14.04.2025 |
| Elevation plan | Existing | ADC 1621/03 | 18.03.2025 |
| Elevation plan | Proposed | ADC 1621/04 REV A | 18.03.2025 |
| Site Plans | Existing and proposed | ADC 1621/07 | 15.04.2025 |

**DELEGATED**

Case Officer sign/initial Meg Bayliss Date: 07/05/2025

Authorising Officer sign/initial RHERMITAGE Date: 13.05.2025