Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0906
101 The Boulevard, Horsham, West Sussex, RH12 1FF

DESCRIPTION:
Conversion of loft into habitable space including 2no rooflights to the front and 1no dormer to the rear

RELEVANT PLANNING HISTORY
None relevant.

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
Policy 41- Parking

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.

Parish Comments:
No Objection, providing there is sufficient headroom and soundproofing in the proposed converted loft.

Representations:
9 representations (**from 7 different households**) were received which objected to the proposal:

- Privacy and substantial overlooking to properties to the rear and the gardens of adjoining neighbours
- Increase in vehicles due to increased accommodation – parking is already an issue.
- Design is not in keeping with other properties in the terrace of houses, no houses have dormers or rooflights.
- Noise disturbance
- Berkely Homes covenant doesn't allow external alterations to be made to the house within the first 5 years without consent from Berkely Homes and the Local Planning Authority.

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

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.

Horsham Bluprint……..

101 The Boulevard is a terraced dwelling which is located within a new residential area toward the south-west of Horsham Town. The application proposes to convert the loft into habitable space through the insertion of 2 rooflights to the front elevation and 1 dormer to the rear elevation. Planning permission is required as permitted development rights were removed by condition 19 of DC/19/0381.

It is considered that the front rooflights would be well contained within the roofslope with their siting such that they would not appear intrusive or unduly dominant in views from surrounding properties and land.

The rear dormer would incorporate a pitched roof with a siting and overall width which would reflect the positioning of fenestration at lower levels of the building, set back from the eaves and down from the ridge. The reduced width of the window opening (in comparison to first floor level) would preserve the hierarchy of the building, which reduces with height. While it is noted that there are no rear dormers within the wider surrounding area it would not be an unexpected feature in a residential location such as this, and given its modest size / scale would not result in a harmful visual imbalance within the terrace row.

Overall, the proposal would comprise subservient additions and 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 and 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.

This Council's 'Planning Permission for Home Extensions', guidance states that the rear window to rear window distances between habitable rooms should be at least 21 metres. The rear elevation of the application site is approximately 22m from the rear elevation of the neighbouring dwelling to the rear which accords with this guidance; the proposed dormer would not reduce this existing separation. It is considered that the proposal would not create any intrusive views beyond those which are already present at the site. The relationship between the rear dormer and adjoining properties and land would not be unusual or unexpected in a location such as this and no unacceptable loss of privacy would arise from the proposal. The siting of the front rooflights and their orientation which prevents direct downward views would similarly not result in a harmful loss of privacy.

Impact on Parking Provision

Policy 41 of the HDPF states that adequate parking and facilities must be provided within developments to meet the needs of anticipated users.

Parking was raised as a concern by neighbours in representation letters. 101 The Boulevard benefits from 2 designated off-road parking spaces located to the front of the dwellinghouse. With the addition of one bedroom, the total number of bedrooms within the dwelling would be 3. The West Sussex Parking Standards Guidance states that for a 3-bedroom dwelling within Denne Ward, Parking Zone 5, there must be a minimum of 1.6 parking spaces. With the 2 existing parking spaces assigned to the dwelling, it is considered that the dwelling has sufficient parking provision for the additional bedroom. There is no evidence to suggest the addition of 1 additional bedroom would create a harmful demand for surrounding street parking or exacerbate any existing parking issues in the locality. The proposal is not therefore considered to create any conflict with the above policy.

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.

Other Considerations

- The presence of covenants / agreements held by the developer (to prevent extensions to a property within a specified time period) would not be a consideration of this current application, which would not override the need for the applicant to obtain necessary further consents.

- The Council sent neighbour notification letters to all immediately adjoining properties. While the extent of this consultation would not have extended to more distant properties it accords with the relevant legislation and the Council's Statement of Community Involvement, with all representations received as part of the application process taken into account.

- It is noted that representations raise comments in respect of the available headroom, soundproofing to be installed within the roofspace and potential damage to adjoining properties. These comments are noted, and it is considered that they would be suitably addressed through the Building Regulations and / or Party Wall Act, with their requirements not needing to be duplicated as part of this planning application.

- The scale and nature of the proposed development would not create significant potential for a significant or sustained level of noise or disturbance and no unacceptable harm in these regards are envisaged.

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 new external walls and roofs of the rear dormer hereby permitted shall match in type, colour and texture those of the existing roofslope of the building.

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/24/0906
(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
Floor plan	Roof, as proposed	1717_3.001	14.06.2024
Elevation plan	Section, as proposed	1717_3.002	14.06.2024
Location & Block plan		1717_1.001 REV A	20.06.2024
Elevation & Floor plan	Roof, as existing	1717_1.002	14.06.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 09.08.2024

Authorising Officer sign/initial Guy Everest Date: 13.08.2024