Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0871
1 Collingwood Close, Horsham, West Sussex, RH12 2QP

DESCRIPTION:

Erection of a single storey side and rear extension

RELEVANT PLANNING HISTORY:

DC/07/0950	Single storey side extension, garage conversion and pitched roof over	Application Permitted on 19.06.2007

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 41- Parking

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

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.

WSCC Highways: No Objection: -

A single-bay garage will be lost as part of the proposals. However, the garage is being replaced with a larger double-bay garage and an existing driveway is to be retained with provision for 1-2 cars. As such, no concerns are raised regarding loss of existing parking provision.

The LHA does not consider that this 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 115), and that there are no transport grounds to resist the proposal.

Parish Comments:

No comments received.

Representations:

One representation received which raised no objection to the application.

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.

These policies are reflected by HB3 and HB4 of the Horsham Blueprint, which require that development preserve and enhance the area in which it is located and demonstrate a high quality of design.

1 Collingwood Close is a detached dwelling in the built-up area of Horsham. Planning permission is sought for the erection of a single storey side and a single storey rear extension. By removing the existing garage/store, the larger proposed side extension would create accommodation, storage, and garage. The rear extension provides a larger living space. Whilst it is acknowledged that the proposal is large, it would be accommodated on the site. The side extension would project further forward than the current garage, however the resulting building would not appear visually cramped within the plot and in relation to adjoining development.

The proposed development is considered a coherent and sympathetic addition, which would reflect the form and detailing when viewed against the host dwelling and would be sited appropriately within the

curtilage of the site. The materials are to match the existing property on the roof and brick work to the remaining house, with painted smooth render to the rear. As the rear elevation faces the rest of the curtilage, it is not considered to have any effect on surrounding amenity.

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.

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.

It is considered that the siting and layout of the proposed extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Highways Impact

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'.

Following consultation with WSCC Highways, the proposal would sufficiently accommodate anticipated off-road parking needs and would not have an unacceptable impact on the safety and function of the highway network.

With the above in mind, the proposal would not adversely impact on the safe use and operation of the highway, in accordance with Policies 40 and 41 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 186 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Other Matters

It is noted that a porch overhang is proposed to the front elevation. It is possible to carry this out under permitted development.

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 to be used in the development hereby permitted shall strictly accord with those indicated on the Application Form unless detail of alternative materials have been submitted and approved in writing by the Local Planning Authority prior to development above ground floor slab level commencing.

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/24/0871
(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	Site/Block Location Plans & Existing Ground Floor Plan	AD01 Rev C	15.07.2024
Roof plan	Existing Roof Plan	AD02	07.06.2024
Elevation plan	Existing Elevations	AD03	07.06.2024
Section plan	Existing Sections - A-A, B-B, C-C & D-D	AD04	07.06.2024
Floor plan	Proposed Ground Floor Plan	AD05 Rev A	07.06.2024
Roof plan	Proposed Roof Plan	AD06 Rev A	07.06.2024
Elevation plan	Proposed Front Elevation (South)	AD07 Rev A	07.06.2024
Elevation plan	Proposed Rear Elevation (North) & Sample Materials	AD08 Rev A	07.06.2024
Elevation plan	Proposed Side Elevations (East & West)	AD09 Rev A	07.06.2024

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 15/08/2024

Authorising Officer sign/initial Tamara Dale Date: 09/09/2024