DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1498
8 Heather Close, Horsham, West Sussex, RH12 5XD

DESCRIPTION:
Demolition of existing garage. Erection of a two storey side extension and a single storey rear extension. Removal of front hedge and extension of the existing front boundary wall.

RELEVANT PLANNING HISTORY:

NH/24/89	First floor extension. (From old Planning History)	Application 30.03.1989	Permitted	on
DC/11/0824	The construction of a first floor extension and a new front porch	Application 15.06.2011	Permitted	on

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 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

Neighbourhood Plan

North Horsham Parish Council voluntarily withdrew their parish from the Neighbourhood Development Plan process on 30 July 2018.

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking

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.

Arboriculture:
There are no trees of landscape significance remaining within the area of potential development.

Parish Comments:
No objection.

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 agent. These details were considered sufficient to allow the application to be properly considered and determined.

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.

Permission is sought for the erection of a two-storey side extension, single storey rear extension and the extension of the existing boundary wall.

The single storey element of the proposal would have a part pitched, part flat roof, with two rear rooflights. The proposed materials other than the bifold doors match the existing, ensuring the extension is suitably sympathetic.

The two-storey element would reflect the existing properties roof form. The materials would match the existing. While, a large addition the extension has been setback from the existing front elevation and the roof height has been set at a lower point. For the aforementioned reasons the extension is considered suitably in keeping with the existing dwelling as well as appropriately proportioned. Furthermore, it appears that side extensions have been erected in the immediate streetscene.

The extension to the existing wall is considered acceptable; the impact would not be above or beyond the current situation. No materials have been proposed for the erection of the wall. A condition has been secured to ensure the proposed wall matches the existing, enabling the wall to remain in keeping with the streetscene.

The proposals are considered to be subservient additions and 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 two-storey element is expected to cause some additional overlooking for the neighbouring properties. This is not expected to be significantly beyond the existing situation or the mutual overlooking expected in a higher density residential area, such as Heather Close. It is not expected to cause unacceptable additional overshadowing or loss of light above and beyond the existing built form of no.8.

The built form at the neighbouring property already causes a considerable loss of light for the ground floor rear room (labelled store/play on proposed plans HR/35/87), it is likely the room relies on internal lighting. The single storey element would have a maximum height of approximately 3.5 metres and an approximate depth of 4 metres. The single storey extension is anticipated to cause some loss of light for no.9. This additional loss is not considered to be to an unacceptable level given the existing built form and the expected existing reliance on internal lighting. In addition, while the proposal is not permitted development, a single storey element with a max height and depth of 4 meters could be erected at the boundary without the need to submit a planning application.

The single storey rear extension is likely to cause some loss of light and overshadowing for no.9. The additional loss of light is not considered to be to an unacceptable level given the existing built form and expected reliance on internal lighting. In regard to overshadowing no.9 is anticipated to only experience additional overshadowing during the mornings. Its location and orientation therefore prevent the overshadowing from being an unacceptable level.

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.

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.

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 **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 and approved plans.

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).

4 **Regulatory Condition:** The materials and finishes of the new boundary wall of the development hereby permitted shall match in type, colour and texture those of the existing boundary wall.

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/24/1498
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Existing and Proposed Street Scenes	2024.431.05 A	05.11.2024
Elevation & Floor plan	Proposed and Roof	2024.431.02 A	05.11.2024
Location plan		2024.431.03	27.09.2024
Block plan	Proposed	2024.431.04 A	05.11.2024

DELEGATED

Case Officer sign/initial	Alice Johnson	Date:	13/11/2024
Authorising Officer sign/initial	RHERMITAGE	Date:	20.11.2024