Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

OFFICER CHECKLIST	
WEEK ONE (Date Valid)	**26th July 2024**
Check Neighbours	☒
Check Consultations (including newts) / Press List	☒
Check Description, Plans and Supporting Documents	☒
Print and Display Site Notice (if required)	☐
WEEK TWO (+7)	**2nd August 2024**
Visit Site or request site visit photos (in accordance with Site Visit Guidance Note)	☒
Draft HRA / AA if necessary. If the water statement is insufficient discuss with TL / PPO whether to discuss / accept amendments to the strategy.	☐
Instruct Legal if s106 required (with prior TL / PPO agreement)	☐
WEEK THREE (+14)	**9th August 2024**
If amendments are likely to be needed discuss with TL / PPO (N.B. Only minor amendments will be accepted in accordance with the Amendment Guidance). When requesting amendments give clear deadline (i.e. start of week 5).	☐
WEEK FOUR (+21)	**16th August 2024**
If no amendments required, contact agent / applicant with update on progress.	☒
Confirm whether delegated or committee decision (re: parish and neighbour representations)	☒
WEEK FIVE (+28)	**23rd August 2024**
14-day re-consultation letters to be sent on any amended plans	☐
Prepare draft report	☒
WEEK SIX (+35)	**30th August 2024**
Check 35-day Cllr call-in for Committee	☒
If decision based on original plans, report to be drafted and submitted for sign off	☒
WEEK SEVEN (+42)	**6th September 2024**
If decision based on amended plans, report to be drafted and submitted for sign off	☐
Reason for EOT	☐

APPLICATION NO./ADDRESS:

DC/24/0896
24 Longhurst Avenue, Horsham, West Sussex, RH12 1BH

DESCRIPTION:

Installation of a glass room to the rear of the house and replacement of existing rear fence (Retrospective)

RELEVANT PLANNING HISTORY

None relevant

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

Horsham Blueprint Business Neighbourhood Plan (HBBNO) 2019 – 2036:
HB3 – Character of development
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.

Parish Comments: Objection

The glass room extends beyond the building line of the adjacent properties and covers a significant footprint of the rear garden. Further objections were raised on the grounds of light pollution if the glass room was to be illuminated.

Representations:

1 Letter of representation received supporting 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

This retrospective application is for the erection of a glass extension to the rear of the property and for the replacement of a fence, situated on the property's eastern boundary. 24 Longhurst Avenue is a detached property, situated within the built-up boundary.

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 HB3 and HB4 of the Horsham Blueprint Business Neighbourhood Plan covers the design and character of development within Horsham which is supported by the neighbourhood councils of Forest, Denne and Trafalgar. It advocates for high-quality design and construction that integrates with its surroundings whilst minimising impact on natural environments. It should reflect the character and architectural forms of the area in order to protect against inappropriate design.

The glass room extends 4.1 metres from the rear elevation of the property with a width of 8.7 metres, and includes a slight pitch to the roof of 2.6 metres in height. The materials of this extension consist of grey anthracite supporting trusses and glass panels; whilst these materials do not match the existing dwellinghouse, on balance they would be deemed acceptable, with little effect on the dwelling. The extension's location at the rear of the property means there is no detrimental impact on the street scene or to the appearance of the wider area. 24 Longhurst Avenue is a sizable detached property with an appropriately sized garden. Therefore, the extension would be a clearly subservient addition to the existing dwelling, and given the proposal's scale, would be comfortably accommodated within the residential curtilage.

The replacement fence is situated on the property's curtilage boundary to the east and is also not visible from the street scene. Consisting of anthracite composite fencing, means it does not match the surrounding fences. However, it is not considered to be out of character with the characteristics of the area and is not considered to result in significant harm to the visual amenities. It is noted, a letter of representation has been received, stating the replacement fence is of better quality than that present previously.

The development undertaken, by design and form, would on balance not harm the character or appearance of the wider area and it is there 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 extension is located 2 metres from the property's northern boundary and 1.2 metres from the southern boundary. This coupled with the height of the extension, 2.6 metres from ground floor, is considered sufficient to prevent a significant loss of light to the neighbouring properties. Furthermore, the presence and height of the boundary fences would not give rise to a loss of privacy. It is therefore considered that the design, sitting and layout of the extension would not give rise to a loss of privacy 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

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/24/0896
(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
Elevation plan	Fence - Pre-Existing & Existing Elevations	129/2024/6	16.07.2024
Location & Block plan	Site & Location Plan	129/2024/1	16.07.2024
Floor plan	Pre-Existing & Existing Floor Plan	129/2024/2	16.07.2024
Elevation plan	Pre-Existing Side Elevation	129/2024/3	16.07.2024
Elevation plan	Pre-Existing & Existing Rear Elevation	129/2024/4	16.07.2024

DELEGATED

Case Officer sign/initial Sam Nye Date: 12/09/2024

Authorising Officer sign/initial Tamara Dale Date: 12/09/2024