Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1909
62 Acorn Avenue, Cowfold, Horsham, West Sussex, RH13 8RT

DESCRIPTION:

Permission is sought to retain the existing dormer. During the course of the application amendments to the materials and their colours have been made. The change in colour and additional tile has not been considered to require re-consultation due to the nature of the changes. No parties are considered to have been prejudiced through a lack of re-consultation.

RELEVANT PLANNING HISTORY:

CF/12/83	65 dwellings & garages	Application 30.09.1983	Permitted
CF/13/81	Res dev	Application 09.03.1983	Permitted
CF/2/85	16 dwellings and garages (change of house types on plots 22-33 and 66/69)	Application 22.02.1985	Permitted
CF/7/85	51 dwellings & garages (rm - cf-13-81)	Application 16.08.1985	Permitted

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 40 - Sustainable Transport
Policy 41 - Parking

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 24: Sustainable Transport
Policy 25: Parking
Policy 46: Ancillary Accommodation

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:
Cowfold Parish Council supports this planning application.

Representations:
One (1) representation has been received, supporting the application for the following reasons: -

- Design.
- General amenity.
- In keeping with other dormers in the area.

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.

The existing dormer has been erected and is boxy in design, with UPVC white fascia detailing and windows. The dormer cladding tiles appear to be similar, if not match the decorative tiles on the side (southern) elevation of the building.

Acorn Avenue and its immediate surroundings are characterised by their terraces and brown fenestrations. While not a common feature in the area a large rear dormer is visible, along with rear extensions within the setting of the dormer at no.62.

Following discussions with the Local Planning Authority and the agent amendments have been sought, to the fenestration and the fascia board. The existing white UPVC elements are to be replaced with brown UPVC to match the existing property. An additional ridge tile is proposed to disguise the junction between the roof and the dormer roof. It is not considered the cladding tiles are so dissimilar in design to the existing building that they would appear incongruent when weathered overtime. While the size of the dormer and its rise above the ridge is regrettable the replacement features would be more representative of the existing building and area. In addition, a relatively larger flat roof dormer could likely be erected at the site without the need to seek planning permission, through permitted development rights. These changes are secured by condition to be completed within two months of the date of this permission, this is to ensure the existing designs detrimental impact on the character and appearance of the area is limited.

On balance subject to the changes secured by condition the proposed dormer is not considered to be of a design which would cause such significant detriment to the character and appearance of the area as to warrant refusal.

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 proposed dormer would cause some additional overlooking for neighbouring properties. The nature of the overlooking is not considered to be so significantly above and beyond that from the existing first floor windows that it would be unacceptable.

It is considered that the siting and layout of the dormer and its resulting relationship with adjoining properties is 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 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**: Within two months of the date of this permission the replacement fenestration, fascia board and additional ridge tile shall have been installed.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

3 **Regulatory Condition**: The materials to be used in the development herby permitted shall strictly accord with those stated below.

- UPVC windows with a brown colour that matches windows at first floor level of no. 62 Acorn Avenue.
- A UPVC Fascia board to replace the existing dormer fascia, in a brown colour that matches the windows at first floor level of no. 62 Acorn Avenue.
- A rooftile of a colour which matches the roof tiles of the existing dwelling in colour and material.

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/24/1909

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Block plan		NONE	09.12.2024
Location plan		NONE	09.12.2024
Elevation & Floor plan	Existing and Proposed	NONE	17.01.2025

DELEGATED

Case Officer sign/initial Alice Johnson Date: 03/02/2025

Authorising Officer sign/initial RHERMITAGE Date: 11.02.2025