Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1954
3 Bartholomew Way, Horsham, West Sussex, RH12 5JL

DESCRIPTION:
Erection of a single storey side and rear extension to replace existing conservatory, including new chimney stack.

RELEVANT PLANNING HISTORY:
None relevant to this application

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 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles

North Horsham Neighbourhood Plan – There are no made plan while the area was designated the area then voluntarily withdrew the designation.

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 19: Development Quality
Policy 20: Development Principles

Parish Design Statement:
None

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:
North Horsham Parish Council – Awaiting comments

Representations:
1 no representation has been received, objecting to the application for the following reasons: -

- Privacy Light and Noise
- Neighbour land much lower than No 3 next door's land.
- Recently installed replacement fence which is 7 feet higher (measured from neigbhbour's lower land) for more privacy due to the no 3 property's existing conservatory built higher on their ground level.
- The photos were taken from higher level ground and realise proposal could overlook neighbour property patio within the back garden although need privacy within the whole garden including the patio.
- The new extension shows new kitchen window facing neighbour's new fence (this part of fence is situated at the side of patio) Assume the top half of the window would be visible from patio area and shall have no privacy at all.
- Please omitted that window to be installed to gain neighbour's privacy or window moved adjacent to the new side door awav from the back line of the rear elevation of existing no. 3 property to create privacy for no. 1 property.

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 as well those taken during the site visit. 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 proposal would involve replacing existing rear conservatory with a wrap around single storey rear and side extension. Whilst the proposed extension would result in a wider rear orientation, the single storey nature would ensure the proposal appears as a subordinate addition. The resultant depth of infilling the existing 'L' shaped rear projection would be the maximum that would be acceptable for a plot of this size. The proposal would maintain sufficient separation distance between the eastern and

western shared boundaries. The proposed extension has been designed to be in keeping with the host dwelling and would be finished with the use of matching external materials.

It is viewed that the proposal would be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling. It is judged that the development 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 proposed roof would slope away from the neighbouring properties which would minimise the scale of potential impact on neighbour amenity. Furthermore, there would be sufficient separation distance maintained between both the eastern and western shared boundary. The proposed floor plan shows that the extension would not protrude beyond the 60-degree sight line from the centre point of the nearest window to the adjacent neighbouring properties. The outlook from the proposed windows would be restricted to the views of the boundary fences, in particularly the high-level fence along the western boundary. Whilst the western neighbouring property has the rear garden sloping downwards, the proposed extension would be adequately screened by this neighbour's high level closeboard fencing and an outbuilding positioned along this neighbour's eastern boundary.

Therefore, it is considered that the siting and layout of the proposed extension and the resulting relationship with adjacent 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 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 **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, windows and roofs of the development hereby permitted shall match in type, colour and texture those of the existing 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/24/1954

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	17.12.2024
Block plan	Existing floor, roof and elevations	24542 / P100	17.12.2024
Block plan	Proposed floor, roof and elevations	24542 / P101	24.12.2024

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 29.01.2025

Authorising Officer sign/initial RHERMITAGE Date: 11.02.2025