Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0182
Beechurst , New Hall Lane, Small Dole, West Sussex, BN5 9YH

DESCRIPTION:
Demolition of existing garage, passage and conservatory. Erection of front, side and rear extensions with new roof over and the installation of rear dormer and 5no. rooflights to the front.

RELEVANT PLANNING HISTORY:

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|---|---|---|---|---|
| HF/64/97 | Conservatory<br>Site: Beechurst New Hall Lane Small Dole | Application<br>20.08.1997 | Permitted | on |
| HF/71/83 | Rear ext to form a bedroom.<br>(From old Planning History) | Application<br>03.01.1984 | Permitted | on |
| HF/2/62 | Site for dwelling and garage and vehicular access.<br>Comment: Outline.<br>(From old Planning History) | Application<br>07.02.1962 | Permitted | on |

RELEVANT PLANNING POLICIES
**The National Planning Policy Framework (NPPF)**

**Horsham District Planning Framework (2015)**:
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles

**Henfield Neighbourhood Plan 2017-2031**:
Policy 12 – Design Standards for New Development

**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

**Henfield Parish Design Statement**

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.

**Southern Water**: No Objection

Parish Comments:
Henfield Parish Council raises no objections to the proposal

Representations:
Two representations have been received neither opposing nor supporting this proposal. Queries were raised regarding the proposed distance of the extension to the site boundaries, as well as whether vegetation or the ditch fronting New Hall Lane would be retained.

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:

**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.

Policy 12 of the HNP seeks to require development proposals to be appropriate to their scale, nature and location.

The proposed development relates to the demolition of existing garage, passage and conservatory, and the erection of front, side and rear extensions with new roof over and the installation of rear dormer and five rooflights to the front roof of the dwellinghouse of Beechurst (now known as Robins), New Hall Lane, Small Dole.

The application site is located within the built-up area of Small Dole, and sits along the private residential road of New Hall Lane. The road consist of both single and two-storey detached and semi-detached dwellinghouses of a variety of sizes, design, appearances and building materials.

The existing dwelling is a single storey detached bungalow with a semi-detached garage attached to the garage at the adjacent property to the west. The proposed development would be large in scale, with much of the dwellinghouse, including the north, south and west elevations enlarged. No extensions to the east are proposed.

The existing pitched roof rear extension to the east of the dwellinghouse built under planning permission HF/71/83 would be retained, and a rear extension of a similar appearance would be constructed on the western part of the rear elevation. These two elements to the rear would be connected by a flat roof rear extension at the centre with two roof lights on the flat roof, forming a combined, living and dining area.

The garage would be demolished with a 1.2-metre gap between the proposed west extension and the western site boundary. Matching brickwork and tiles hanging are proposed to be used, with dark blue/grey slate tiles to be used for the proposed roof.

Additionally, the roof would be raised by approximately 1 metre and a flat roof dormer would be erected to the rear to accommodate two new bedrooms and an en-suite in the proposed loft area.

Despite the scale of extensions proposed to be carried out in this proposal and a raised ridge height of a metre, taking into consideration the large plot and a variety of housing types along the road, and that a number of dwellinghouses along New Hall Lane have been significantly extended, this proposal is considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling. The proposal on balance would not harm the character or appearance of the wider built up 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.

Despite the scale of proposed extensions being carried out, the dwellinghouse would be a detached dwellinghouse on a relatively large plot, and a number of neighbouring dwellings along the road are of a greater height and scale than this proposed development.

Proposed additions to the ground floor is not considered to result in any unacceptable harm to neighbouring amenity, and the proposed front rooflights and rear dormer windows would also not result in an unacceptable level of overlooking.

It is considered that the siting and layout of the proposed extensions 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 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.

**Other Matters**

Representation has been received expressing that vegetation and drainage ditch at the front of the property should be retained. The application form submitted to this application indicates that no trees or hedges would be removed or pruned. The vegetation and drainage ditch fronting New Hall Lane do not form part of this submission.

**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, approved plans and email correspondence dated 6 March 2025.

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.

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**Plans list for: DC/25/0182**
Schedule of plans/documents **approved**:

| Plan Type | Description | Drawing Number | Received Date |
|---|---|---|---|
| Location plan | | 2339-7 | 05.02.2025 |
| Block plan | | 2339-6 | 05.02.2025 |
| Floor plan | Existing | 2339-1 | 05.02.2025 |
| Elevation plan | Existing | 2339-2 | 05.02.2025 |
| Floor plan | Proposed | 2339-3 | 05.02.2025 |
| Elevation plan | Proposed | 2339-4 | 05.02.2025 |
| Roof plan | Proposed | 2339-5 | 05.02.2025 |
| Supporting Statement | Cover Letter and Design | NONE | 05.02.2025 |

**DELEGATED**

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|---|---|---|---|
| Case Officer sign/initial | Joshua Lee | Date: | 28.03.2025 |
| Authorising Officer sign/initial | RHERMITAGE | Date: | 02.04.2025 |