DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1758
Foxfield House, Wantley Hill Estate, Henfield, West Sussex, BN5 9JY

DESCRIPTION:
Demolition of existing conservatory and erection of a single storey rear extension.

RELEVANT PLANNING HISTORY:

DC/21/0043	Erection of a first floor side extension over existing garage.	Application Permitted on 08.06.2021
DISC/21/0166	Approval of details reserved by condition 3 to approved application DC/21/0043	Application Permitted on 09.09.2021

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

Henfield Parish Design Statement

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

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:
Henfield Parish Council raised an objection to the application, as it is contrary to HDPF policy 33.2 as there is a loss of amenity to the neighbouring property. The committee felt that the information contained in the drawings was insufficient for this purpose; there were no dimensions.

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 during a site visit and 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.

Policy 12 of the HNP advocates for new development be of sound design and reflective of the character of the area. It aims to protect against inappropriate development by ensuring the design, scale, layout and massing of development is appropriate to the immediate area.

The proposed single storey rear extension would be a clearly subservient addition to the host building and would be seen in the context of existing extensions within the immediate vicinity of the site. The extension would not be particularly visible from the public realm and in views from adjoining properties and land would not appear intrusive or unduly dominant. The submitted plans are limited in detail, but are drawn to scale, with the siting, form and materials (as set out on the application form) considered to be appropriate to the character and appearance of the existing dwelling and 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.

It is noted that concern has been raised in respect of the impact of the proposed extension on neighbouring amenity. The extension would though reflect the depth of the existing conservatory, which projects to the rear of the application site and the neighbouring dwelling. On this basis, the extension would not result in any greater impact on the adjoining property than currently exists. It is noted that the existing rear garden is currently shared between the application site and the neighbouring dwelling, due to a familial link between occupants. Given the above, were a boundary fence to be erected in the future the presence of the extension would not result in any unacceptable harm to amenity.

There would remain sufficient separation between the proposed extension and neighbours to the north, south and west to prevent any unacceptable harm.

It is therefore 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, in accordance with the above policy.

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.

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 received 14.11.2024.

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/24/1758

(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
Location & Block plan		PL01	14.11.2024
Floor plan	Existing	PL07	14.11.2024
Elevation plan	Existing Rear	PL03	14.11.2024
Elevation plan	Existing Front and Side	PL02	14.11.2024
Elevation plan	Proposed Side	PL06	14.11.2024
Floor plan	Proposed	PL08	14.11.2024
Elevation plan	Proposed Rear	PL05	14.11.2024
Elevation plan	Proposed Front and Side	PL04	14.11.2024
Supporting Docs	Application Form	NONE	14.11.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 31.12.2024

Authorising Officer sign/initial Guy Everest Date: 02.01.2025