Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0277
Treelyn , New Hall Lane, Small Dole, West Sussex, BN5 9YH

DESCRIPTION:
Erection of single storey front extensions to existing garage and the porch. First floor extension to existing garage and re-modelling of the exterior. Erection of a single storey rear extension.

RELEVANT PLANNING HISTORY:

DC/21/0131	Surgery to 1 x Oak.	Application 01.06.2021	Permitted	on
HF/47/61	Site for house. Comment: Outline. (From old Planning History)	Application 02.08.1961	Permitted	on
HF/15/63	House and garage. Comment: And b. regs. (From old Planning History)	Application 06.03.1963	Permitted	on

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 26- Strategic Policy: Countryside Protection
Policy 28- Replacement Dwellings and House Extensions in the Countryside
Policy 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 34- Cultural and Heritage Assets
Policy 40- Sustainable Transport
Policy 41- Parking

Henfield Neighbourhood Plan (HNP) 2017 - 2031:
Policy 12 - Design Standards for New 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:
No Objection

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 is for the erection of single storey front extensions to existing garage and the porch; First floor extension to existing garage and re-modelling of the exterior; erection of a single storey rear extension at Treelyn, New Hall Lane, Small Dole, West Sussex. Treelyn is a detached dwelling house with a flat roof garage on New Hall Lane. New Hall Lane is a residential road that marks the east most part of the built up area boundary for Small Dole. Though within in the built up area boundary, the road does have a rural character to it being a small lane.

The application has been assessed on the basis of the submitted details, together with the planning history of the site, available images and photographs. 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 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. Development should be respectful to the conservation area and listed buildings if applicable.

The proposed development is for Treelyn, New Hall Lane.The development sees a large redesign proposed for Treelyn going from a dwelling typical of the 1960s to a modern, composite design

achieved with mixed material usage of timber cladding in 'western red cedar', white rendered walls, dark blue interlocking tiling and dark fenestration.

To the ground floor, a small extension is proposed for the front porch with it increasing 1.75m in depth, with the garage also extended 1.2m in depth. Both garage and porch are flat, sedum / green roofed at a height of 2.9m. A pergola between the porch and garage is also proposed 3.9m in width, also at the same height of 2.9m. Additionally, the ground floor is also extended at the rear which is 4m in depth, spanning the width of the dwelling house at 10.3m. The extension is flat roofed again at 2.9m with solar panels mounted above increasing the height by 0.75m. The ground floor external walls are rendered white, bar the front central elevation which is a split stone and 2.8m in width. This also applies to the first floor too.

A first floor extension over the existing flat roof garage is proposed which projects 1.5m from the existing first floor front elevation and finishes flush with the existing rear wall (10.3m). This first floor extension has a width of 3.7m. The first floor elevations are timber clad in 'western red cedar' laid both vertically and horizontally, with the window widths laid horizontally with the blank between windows laid vertically.

The roof is a saltbox roof with dark blue interlocking slate tiling with the fenestration a dark grey colour.

The proposal seeks to comprise a contemporary design to an otherwise unassuming dwelling on a street formed of dwellings of varying styles and ages. Dwellings are primarily traditionally styled with elevations primarily made up of (painted) brickwork, render, and hanging tile, though there is variation to colour for all these. However, though some houses share material choices and design language, there is little cohesion between dwellings as a subset of the immediate area with some house designs much more contemporary compared to others. Whilst it is modern with flat, sedum roofs and a composite material choice representing a different style than is currently reflected on the wider street, it is considered the design and appearance of the proposal would be acceptable in its sitting.

The proposal is considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling, and which 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(2) 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.

Though the build scale is enlarged over the garage, there is not thought to be any adverse neighbouring impact owing to the development in terms of overbearing, overlooking or overshadowing.

A new window on the side elevation towards the front of the property serving bedroom 4 is proposed. This is not thought to give an outlook that would be considered harmful to the neighbouring amenity. Additionally, a new window is proposed to the rear elevation serving a bathroom- as this window is likely to be obscured, the inclusion of the window would not result in an increase opportunity of overlooking over and above the existing arrangement.

With the above in mind, it is 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 Policy 33(2).

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

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 and approved plans.

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/24/0277
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Existing and proposed front and rear	JB470/07	20.02.2024
Elevation plan	Existing and proposed side	JB470/08	20.02.2024
Design & Access Statement		NONE	20.02.2024
Location plan		JB470/01a	27.02.2024
Block plan	Existing and proposed	JB470/02	20.02.2024
Floor plan	Existing and proposed ground	JB470/03	20.02.2024
Floor plan	Existing and proposed first	JB470/04	20.02.2024
Roof plan	Existing and proposed	JB470/05	20.02.2024
Block plan	Proposed	JB470/06	20.02.2024

DELEGATED

Case Officer sign/initial	J.Burrowes	Date:	19/04/2024
Authorising Officer sign/initial	RHERMITAGE	Date:	23.04.2024