Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0310
Newlands, Shermanbury Road, Partridge Green, West Sussex, RH13 8EU

DESCRIPTION:
Removal of existing conservatory and erection of a replacement single storey rear extension with roof lantern

RELEVANT PLANNING HISTORY:

DC/09/1564	New tiled pitched roof in lieu of existing flat roof to shed	Application 09.10.2009	Permitted	on
WG/62/02	Single-storey rear extension Site: Newlands Shermanbury Road Partridge Green	Application 23.10.2002	Permitted	on
WG/66/01	2-storey front extension Site: Newlands Shermanbury Road Partridge Green	Application 30.10.2001	Refused	on
WG/10/98	Erection of a shed Site: Newlands Shermanbury Road Partridge Green	Application 21.04.1998	Permitted	on
WG/45/93	Erection of one 3-bedroomed house Site: Old Priors (Adj) High St Partridge Green	Application 18.02.1994	Permitted	on
WG/55/92	Erection of 1 x 3 bedroomed house Site: Old Priors (Adj) High St Partridge Green	Application 27.01.1993	Permitted	on
WG/9/81	Bungalow (From old Planning History)	Application 08.04.1981	Refused	on
WG/25/87	Erection of a dwelling Comment: Appeal allowed 14/01/88 (From old Planning History)	Application 14.01.1988	Permitted	on
WG/103/72	Proposed construction of access for agricultural use (From old Planning History)	Application 24.01.1973	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

West Grinstead Parish Neighbourhood Plan (WGPNP) 2019 - 2031:
Chapter 6 – Housing

Planning Advice Notes:

Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

Conservation Officer:
Horsham District Council's Conservation Officer commented no heritage implications.

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:
None received

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

This application is for the removal of existing conservatory and erection of a replacement single storey rear extension with roof lantern at Newlands, Shermanbury Road, Partridge Green, West Sussex. Newlands is a detached dwelling set back from Shermanbury Road, Partridge Green via a modest driveway. Shermanbury Road is a main road that runs through Patridge Green with Newlands sitting towards the easterly end of the built up area that the road runs through.

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.

Chapter 6 of the WGNP aims to protect, enhance and sustain the rural character of West Grinstead and its surrounding environment.

The proposed development is for the removal of existing conservatory and erection of a replacement single storey rear extension with roof lantern at Newlands. The existing conservatory is to be removed and replaced by a flat roofed rear extension with roof lantern. The conservatory to be removed has dimensions 1.9m in depth (measured from side profile visible), 3.9m in width and a height of 3.3m. The flat roof extension is 2.6m in depth (measured from side profile visible), 4.5m in width and a flat roof height of 2.6m that rises to 3.2m with roof lantern. The rear elevation features sliding doors whilst the side elevation features a large oriel window.

The proposal would be a clearly subservient addition and 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 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 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.

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/24/0310

Schedule of plans/documents **approved**:

Plan Type	**Description**	**Drawing Number**	**Received Date**
Design & Access Statement		NONE	23.02.2024
Location plan		1001 REV P01	23.02.2024
Block plan		1002 REV P01	23.02.2024
Site plan	As existing and proposed	1003 REV P01	23.02.2024
Plans	3D view, as existing and proposed	6001 REV P01	23.02.2024
Elevation plan	As proposed	3002 REV P01	23.02.2024
Elevation plan	As existing	3001 REV P01	23.02.2024
Floor plan	Ground, as existing and proposed	2001 REV P01	23.02.2024
Floor plan	First, as existing and proposed	2002 REV P01	23.02.2024
Roof plan	As existing and proposed	2003 REV P01	23.02.2024
Supporting Statement	Water Neutrality	NONE	23.02.2024
Supporting Statement	Heritage	NONE	27.02.2024

DELEGATED

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

Authorising Officer sign/initial RHERMITAGE Date: 23.04.2024