Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0139
1 Gratwick End, Broadbridge Heath, West Sussex, RH12 3XF

DESCRIPTION:

Conversion of loft into habitable living space with the installation of roof lights and rear dormer

RELEVANT PLANNING HISTORY

None relevant

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

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:

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

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. 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.

The proposed dormer would comprise a flat roof within the rear roofslope of the dwelling and would be partially intersected by the side roofslope of the two storey rear outrigger. The dormer would be set below the main ridge of the roof, and away from the eaves of the main roofslope - though, it would comprise a height higher than that of the rear outrigger. Whilst it is typically preferred that dormers host pitched roofs, the street includes a number of examples of dwellings with flat roof dormers to the front. Though the dwelling is sited on a relatively prominent corner plot location within the street, the dormer would mostly be obscured from view owing to the roof form of the rear facing outrigger. The proposal also includes the insertion of two rooflights to the front and one to the rear roofslopes of the dwelling, which would sit flush against the plain of the roof.

Overall, given the presence of existing flat roof dormers within the immediate setting of the application site, and the relatively modest scale of the dormer and adequate display of subservience within the main roof, the proposed dormer is considered to accord with Policies 32 and 33 of the HDPF in terms of design and appearance.

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.

The proposed dormer would be sited within the rear roofslope of the dwelling. Whilst it is acknowledged that the introduction of a window at second floor level may give rise to additional opportunities of overlooking by comparison to the existing arrangement, the rear of the dwelling directly faces the side elevation of the neighbouring dwelling (which hosts no windows) and would only partially overlook the neighbouring front garden. Any views into neighbouring properties to the side would be oblique at best, and in any case would be mutual.

Given the above, 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 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/24/0139
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date

Location plan	Location Plan	008 Rev A	30.01.2024
Floor plan	Proposed First Floor Plan	004	24.01.2024
Floor plan	Proposed Second Floor Plan	005	24.01.2024
Elevation plan	Proposed Elevations	006	24.01.2024
Block plan	Existing Block Plan	007	24.01.2024
Floor plan	Existing Ground Floor Plan	001	24.01.2024
Floor plan	Existing First Floor Plan	002	24.01.2024
Elevation plan	Existing Elevations	003	24.01.2024

DELEGATED

Case Officer sign/initial RHERMITAGE Date: 26.03.2024

Authorising Officer sign/initial TDALE Date: 26.03.2024