DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0736
179 Farhalls Crescent, Horsham, West Sussex, RH12 4BX

DESCRIPTION:
Erection of an entrance porch, single storey side extension and linen cupboard extension to first floor

RELEVANT PLANNING HISTORY:

DC/22/0297	Surgery to 3 x Oak Trees	Application Permitted on 01.04.2022

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

North Horsham Neighbourhood Plan
North Horsham Parish Council voluntarily withdrew their parish from the Neighbourhood Development Plan process on 30 July 2018

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

Horsham District Council - Strategic Planning – Arboriculture Specialist:
Horsham District Council's Arboriculture Officer commented no objection and recommended for tree protection measures were utilised.

"The TPO trees at the rear of the property will not be directly impacted upon by the development proposal – no arboricultural concerns are raised in this respect. However, tree protection fencing should be erected at a distance of 8m from the base of the TPO trees at the rear of the garden to ensure that their RPA's are not compromised, and to ensure they are not harmed by the development."

A pre-commencement condition was agreed.

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:
The Parish initially commented objection due to unsympathetic design and concern for the loss of light that may be caused for neighbouring properties.

No further comment was received after redesign submitted.

Representations:
2 Representations were received from 1 address which objected to the original proposal for the following reasons:

- Privacy, Light and Noise (2)

Comments concerned a loss of light and view in the kitchen (ground floor closest to extension) and the proximity of proposed toilet to kitchen. Concerns also regarded inconvenience due to works and access for the proposed to be built.

Since the submission of revised plans, no additional representations were 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 Erection of an entrance porch, single storey side extension and linen cupboard extension to first floor at 179 Farhalls Crescent, Horsham, West Sussex. 179 Farhalls Crescent is a link-detached two-storey dwelling with flat roofed garage set on Farhalls Crescent. The street itself if primarily of dwellings that match in style and character to 179, matching in terms of property type and material usage.

Initially, a two-storey rear extension was proposed. This has since been removed from the projects work.

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.

The proposed development is for Erection of an entrance porch, single storey side extension and linen cupboard extension to first floor at 179 Farhalls Crescent, Horsham. The works see a single-storey extension erected to the side of the property where the existing conservatory is (which is to be removed). The new extension will end where the existing ground floor extension ends with the side extension matching the roof profile of the former extension, creating a hipped roof. This is judged to be a suitable extension which should not harm the character of the existing house, providing a cohesive link between the rear and the side of the dwelling.

A small mono-pitched porch with skylight is also proposed for the front of the property. This is judged to be a small addition and is not thought to be ana addition which harms the character of the dwelling itself nor the area.

To the first floor, a small linen cupboard extension is proposed for the south east elevation. This is recessed from the start and the end of the first floor of the property and is roughly 1.75m from the rear elevation of the first floor. It is considered a small extension to the first floor and though it would be a protuberance from the general build of the dwelling itself and one that isn't seen on the wider street scene, its small size means that it would not draw attention nor affect the character of the wider street scene

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.

Whilst the built form the property does increase to the side of the link detached neighbour, it is not envisioned that the extensions would adversely harm the residents at this location, mainly due to the revised plans that omits the first-floor extension. Therefore, the proposed extension would not increase opportunity of overlooking over and above the existing arrangement.

The slight increase of form of the dwelling owing to linen cupboard extension on the first floor is of a small size and is not thought to appreciably impact the nature of overbearingness of the property. The increased roof profile and slight increase to the overall footprint of the side extension is also not thought to adversely affect the neighbouring property and inadvertently harm the occupants as it is similar to the existing arrangement. Though new rooms are proposed, the windows of the conservatory of the existing were considered to be right on the edge between the properties. The new windows are now stepped back from the boundary edge with the w/c and utility room window obscured. As such, the proposal would not increase overlooking.

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.

Other Matters

Considering the redesign, it is now envisioned that there would be limited harm form the proposed works on neighbouring properties. The works now remove the first floor rear extension and should not appreciably impact light received to the neighbouring property. Whilst grievances are raised about the inconvenience of works, works are thought to be temporary for a project such as this.

With regards to arboricultural considerations: it is noted that a blanket TPO is served to the boundary planting / trees to the rear of the site. Though the development would not likely directly impact on the root protection areas of the trees, additional measures should be put in place to ensure that works and storage of materials etc takes place away from the trees. The Council's Arboricultural Officer has raised no objection subject to the attachment of the below condition which the applicant has agreed to.

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 186 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 **Pre Commencement Condition**: Prior to commencement of any works on site, demolition or other development activities, a protective fence consisting of either chestnut paling (1.8m height) fastened to a post and rail fence or braced Heras panel fencing, shall be erected to a minimum of 8m metres from the centre of the protected oak trees at the rear of the property so as to exclude storage of materials, concrete mixing, excavation or other building activities likely to be harmful to tree roots and the rooting environment. Such fencing shall remain in place throughout the duration of the development to the satisfaction of the Local Planning Authority. The Local Planning Authority Tree Officer shall be informed of the proposed date of commencement, at least one working week in advance, to allow inspection of protection measures.

Reason: To ensure the successful and satisfactory protection of important trees on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

4 **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/24/0736

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		P12	08.05.2024
Block plan		P11 A	30.07.2024
Floor plan	Ground, as existing	E1	08.05.2024
Floor plan	First, as existing	E2	08.05.2024
Section plan	A-A, as existing	E3	08.05.2024
Elevation plan	As existing	E4	08.05.2024
Layout plan	Site, as existing	E5	08.05.2024
Floor plan	Ground, as proposed	P1 A	30.07.2024
Floor plan	First, as proposed	P2 A	30.07.2024
Section plan	A-A, as proposed	P3 A	30.07.2024
Section plan	B-B, as proposed	P4 A	30.07.2024
Elevation plan	South West, as proposed	P6 A	30.07.2024
Elevation plan	South East, as proposed	P7 A	30.07.2024
Elevation plan	North East, as proposed	P8 A	30.07.2024
Elevation plan	North West, as proposed	P9 A	30.07.2024
Layout plan	Site, as proposed	P10 A	30.07.2024

DELEGATED

Case Officer sign/initial JBurrowes Date: 20/08/2024

Authorising Officer sign/initial RHERMITAGE Date: 20.08.2024