Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1139
3 Smithers Cottages, Guildford Road, Rudgwick, West Sussex, RH12 3BX

DESCRIPTION:
Erection of a two storey side extension.

RELEVANT PLANNING HISTORY:

DC/14/0295	Demolition of Garage/Unit and replacement with games room	Application Permitted on 07.05.2014

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

Rudgwick Neighbourhood Plan:
RNP6 – Design

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:
One letter of representation received with no objections

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 28 of the HDPF seeks to ensure development in the countryside, including house extensions, to accommodate appropriately within the curtilage of the existing dwelling. The policy also requires house extensions in the countryside to respect the scale and character of the existing dwelling.

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 RNP6 of the RNDP seeks to emphasise the importance of utilising materials that reflect the common building styles across the Rudgwick parish.

The proposal involves the erection of a two-storey side extension of the semi-detached dwellinghouse at 3 Smithers Cottages, Guildford Road, Rudgwick, RH12 3BX. The site is in a row of six semi-detached dwellings outside the Built Up Area of Rudgwick (1-6 Smithers Cottages). The location is surrounded by farms with a business and industrial area in Smithers Farm immediately to the north of the dwellinghouse.

The row of six semi-detached Smithers Cottages comprise similar appearances with render on the ground floor level, and hanging tiles on upper floors, with some examples of extensions and roof additions. The materials and finishes of proposed walls, windows and roofs of the proposed side

extension to the dwellinghouse of 3 Smithers Cottage are proposed to match that of the existing dwelling.

The proposed side extension would increase the building footprint however the scale is considered to be appropriate to the character of the existing dwelling and adjacent dwellings. Furthermore, the proposed extension displays a level of subservience and would be comfortably accommodated on the site. In addition, the use of matching materials and the presence of hedgerows and trees to the south and north of the site boundary providing a degree of screening, the proposal would not cause an unacceptable harm to the scale and character of the existing dwelling, as well as the surrounding built environment, landscape and open spaces.

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 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 development would be relatively well screened due to the presence of hedgerows on both sides of Guildford Road to the south of the site boundary and trees to the north. Apart from the small en-suite window in the proposed first floor extension, all other west-facing windows towards 2 Smithers Cottage would be on the proposed ground floor extension, and views would be blocked by the fence between the two plots, minimising the impact to neighbouring amenity.

In addition, though large, the extension would be positioned and scaled appropriately in a way which would not result in adverse amenity harm by way of overshadowing, especially when considering its orientation and separation distance from neighbouring properties on a uniform row of dwellings.

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 to be used in the development hereby permitted shall strictly accord with those indicated on the application form, approved plans and email correspondence dated 16 September 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/24/1139

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Existing	198/P/02	25.07.2024
Elevation plan	Proposed	198/P/04 REV C	25.07.2024
Floor plan	Proposed roof	198/P/03 REV C	25.07.2024
Floor plan	Existing roof	198/P/01	25.07.2024
Location & Block plan		198/P/05	06.08.2024

DELEGATED

Case Officer sign/initial Joshua Lee Date: 16.09.2024

Authorising Officer sign/initial RHERMITAGE Date: 01.10.2024