PLANNING COMMITTEE REPORT

TO:	Planning Committee North
BY:	Head of Development and Building Control
DATE:	4th March 2025
DEVELOPMENT:	Removal of existing garage. Erection of a two storey side extension.
SITE:	10 Plovers Road, Horsham, West Sussex, RH13 5PD
WARD:	Forest
APPLICATION:	DC/25/0010
APPLICANT:	**Name:** Jordana Salmons **Address:** 10 Plovers Road Horsham West Sussex RH13 5PD

REASON FOR INCLUSION ON THE AGENDA: The applicant is an employee of Horsham District Council

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.1 The application is seeking planning permission for the removal of an existing garage and the erection of a two storey side extension. The proposed two storey side extension would be located to the east side of the property and would include a gabled roof. It would be in matching materials to the main house with similar window proportions. The extension would include an integral store room with a lean-to roof and rear single-storey element.

DESCRIPTION OF THE SITE

1.3 The application site comprises a semi-detached house located on the northern side of Plovers Road located within the built up area of Horsham. The dwelling is part of a development of detached and semi-detached houses varying in scale, design and appearance. The house has a detached garage to the east side of the house.

2. INTRODUCTION

STATUTORY BACKGROUND

2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

The following Policies are considered to be relevant to the assessment of this application:

2.2 **National Planning Policy Framework**

Horsham District Planning Framework (HDPF 2015)
Policy 1 - Strategic Policy: Sustainable Development
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles

Horsham Blueprint Business Neighbourhood Plan 2019-2036
Policy HB3: Character of Development
Policy HB4: Design of Development

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/21/0521	Removal of existing current porch and erection of a two-storey front extension.	Application Permitted on 17.06.2021

3. OUTCOME OF CONSULTATIONS

CONSULTATIONS

3.1 **HDC Arboricultural Officer**: No Objection

3.2 **Forest Neighbourhood Council**: None received

PUBLIC CONSULTATIONS

3.3 1 letter or representation has been received raising an objection to the application on the grounds of loss of light.

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS AND EQUALITY

4.1 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.

4.2 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.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

6.1 The main issues are the principle of the development in the location and the effect to the development on the character of the dwelling and the visual amenities of the area and the amenities of the occupiers of the adjacent properties.

6.2 Policy 32 of the Horsham District Planning Framework Policy (HDPF) relates to improving the quality of new development. It states that permission will be granted for developments which ensure the scale, massing, and appearance of the development is of a high standard of design which relates well to the host building and adjoining neighbouring properties.

6.3 Policy 33 states amongst other criteria that extensions should have regard to their natural and built surroundings in terms of their design, scale and character. An extension should be of a scale which is sympathetic to and does not overpower the original building.

Design and appearance

6.4 Permission is sought to replace the existing side garage with a two-storey extension to form additional living accommodation with an integral garage/store. The proposed extension would extend the property to the side by 3m and would extend the existing gabled roof of the building. The extension would include matching materials and similar window proportions to the host property. As such, the extension would be well integrated with the host building. While the proposal would result in some loss of symmetry within the semi-detached pair, given the variety of property form and design in the immediate surroundings, this would not result in any adverse visual impacts. The proposal would also retain a suitable gap between this property and the immediate property to the east with the neighbours garage in place.

6.6 The two storey side extension is therefore considered to be of an appropriate design, form and scale appropriate to the character and appearance of the existing dwelling and would not harm the character or appearance of the wider area or the amenities of adjacent properties, in accordance with policies 32 and 33 of the HDPF.

Impact on Neighbouring Amenity & Parking

6.7 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.

6.8 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. As stated, with the neighbours garage in place, a suitable gap would be retained this property and the property at 8 Plovers Road. With the extension is place, the proposal would not result in a significant loss of light or sense of enclosure to any adjacent properties.

6.9 In terms of parking, the scheme would result in the loss of an existing garage with the potential to be used for parking. The replacement garage shown in the drawings would only be used for household storage and could not be used for the parking of a car. The loss of the garage is considered appropriate given that the property includes two off-street parking spaces.

Water Neutrality

6.10 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 193 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

7. RECOMMENDATIONS

7.1 It is recommended that planning permission is granted subject to appropriate conditions as detailed below:

1 **Plans Compliance Condition**

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).