PLANNING COMMITTEE REPORT

TO:	Planning Committee North
BY:	Head of Development and Building Control
DATE:	4th March 2025
DEVELOPMENT:	Demolition of existing side conservatory, erection of a single storey rear and side extension and conversion of garage into habitable living space.
SITE:	3 Woodgates Close, Horsham, West Sussex, RH13 5RS
WARD:	Forest
APPLICATION:	DC/25/0105
APPLICANT:	**Name:** Mrs Debbie Phillips **Address:** 3 Woodgates Close, Horsham West Sussex RH13 5RS

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

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 The application is seeking planning permission for the demolition of an existing conservatory, erection of a single storey rear and side extension and conversion of garage into habitable living space. The proposed single storey extension would be attached to the rear of the existing garage.

DESCRIPTION OF THE SITE

1.3 The application site comprises a bungalow located on northern side of Woodgates Close 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 garage to the front (southern) 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:

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

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

3. OUTCOME OF CONSULTATIONS

CONSULTATIONS

3.1 No consultations received

PUBLIC CONSULTATIONS

3.2 No neighbour representations received

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 the natural and build surrounding 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 The proposal is for the demolition of an existing side conservatory, the erection of a single storey rear and side extension and the conversion of the integral garage into habitable living space. The extension to the side would extend the flat roof of the garage. The extension to the rear would include a hipped roof. While it is noted the proposed single storey side and rear extension would be clearly visible from a public vantage point and would incorporate a flat roof, it is recognised that this is an existing feature of the property and wider area, with the resulting development considered to result in no further harm. It is therefore considered that the proposed extensions would suitably reflect existing elements of the host dwelling, with the flat roof considered acceptable on balance.

6.5 The proposal indicates that the scheme would require the part removal of the hedge fronting Woodgates Close to accommodate the extension. A condition is recommended requiring details of the replacement boundary treatment onto Woodgates Close prior to the occupation of the extensions approved. This would ensure an appropriate replacement boundary is in place with the works completed.

6.6 The proposed extension and garage conversion are 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 Parking Provision

6.7 Policy 41 of the HDPF states that adequate parking and facilities must be provided within developments to meet the needs of anticipated users. Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere or the need for the development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

6.8 The proposal also includes the conversion of existing garage space into habitable living space. Whilst the proposal would result in the loss of a potential parking space within the garage there would remain for 1 vehicle to park on the existing hardstanding and there are no apparent issues arising from street parking in the locality. It would not therefore be anticipated that the proposal would result in harmful demand for on-street parking from any displaced vehicles.

Impact on Neighbouring Amenity

6.9 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.

6.10 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

6.11 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.

2 **Pre-Occupation Condition**: Prior to the occupation of the extensions hereby approved, details shall be submitted to the Local Planning Authority, for approval in writing, which show a replacement boundary treatment onto Woodgates Close. The details shall be implemented as approved.

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).

4 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form received 23.01.2025.

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).