Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0863
40 The Rise, Partridge Green, West Sussex, RH13 8JD

DESCRIPTION:
Conversion of garage and rear infill extension, new first floor extension (over existing garage)

RELEVANT PLANNING HISTORY:

DC/16/2220	Retention of roof extension to dwelling	Application Permitted on 19.01.2017

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 30 – Protected Landscapes
Policy 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 41- Parking

West Grinstead Parish Neighbourhood Plan 2019-2031 (WGNP)
Chapter 6 – Housing

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 25: Parking

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk.

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.

West Grinstead Parish Council – Support
Comments – HDC should permit the application, in which the council were pleased to see consideration was given to the trees located on the site.

Southern Water: No objection

HDC Arboricultural Officer: No Objection – Advice
The proposed proximity of the increased habitable space may place the dominant rear garden oak tree under greater future pressure for lopping. The tree has been pruned twice within the past 10 years, and its re-reduction is likely in any event. No overriding Arboricultural concerns subject to appropriate tree protection measures being implemented and complied with.

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:

This application is for the conversion of the garage, a rear infill extension and a new first-floor extension above the existing garage, at the property 40 The Rise. The property is a detached dwelling, situated within the built-up area boundary of Partridge Green.

Character and Appearance

Policies 32 and 33 of the HDPF seek 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 relate sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

Chapter 6 of the WGNP aims to protect, enhance and sustain the rural character of West Grinstead and its surrounding environment.

The ground floor rear infill extension and garage conversion will be constructed using face brickwork to closely match the existing property. The first-floor extension will follow the ridge height of the original dwelling and will also use matching materials. The dormer extension and new gable end will incorporate vertical timber cladding, while the pitched roof will be tiled to match the existing. The extension has been designed to reflect the character of the original dwelling and to blend in with the existing built form, and although the proposals represent a substantial addition, the design ensures consistency with the existing building. Furthermore, the property's location at the end of the estate and

its setback from the highway will minimise visual impact, ensuring the development does not appear prominent within the 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.

It is noted that no objections have been received in relation to these proposals. An additional window is proposed at the first-floor level on the rear elevation, along with two new rooflights on the front elevation. However, due to the angle of the property and its relationship with the neighbouring dwellings, the proposals will not give rise to overlooking or loss of privacy issues. No first-floor windows are proposed on the side elevations.

Given the property's location within an established residential area, the siting and layout of the proposed extensions, along with the retained separation from adjoining properties, are considered sufficient to prevent any undue harm to neighbouring amenity. The amenity impacts of the proposal are therefore considered acceptable and in accordance with Policy 33 of the HDPF.

Highways Impact

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.

The proposed development includes the conversion of the existing garage. As shown on the 'Existing Floor Plans – A100' drawing, the internal dimensions of the garage are approximately 2.5 metres in width and 5 metres in length, which falls short of West Sussex County Council's minimum garage size guidance of 6 metres by 3 metres. As such, the garage is unlikely to be capable of accommodating a vehicle, and its conversion would not result in the loss of functional parking provision. Furthermore, the property benefits from off-street parking for multiple vehicles. The proposal will therefore not reduce overall parking capacity and is considered acceptable in relation to Policy 41 of the HDPF.

Impact on Trees

Policy 33 of the HDPF states that development should preserve and enhance both the natural and built environment, with a presumption in favour of the retention of existing important landscape and natural features, for example, trees.

Two mature oak trees are situated in the rear garden of the property, located against the Western boundary and would be within approximately 7 metres of the proposed development. Both these trees are subject to a Tree Preservation Order (Ref: TPO/0803).

HDC's Arboricultural Officer has stated that the larger of the two oaks has a minimum radial root protection area that partially infringes the area of the proposed extension/footings. In this instance, the ground area is formerly disturbed hardstanding, and the tree has reasonable rooting opportunity in other directions, for foreseeable root damage to not be a significant concern. These soft ground rooting areas of both trees are therefore vital for the tree's future health, and a condition has been suggested to ensure appropriate measures are taken to conserve the area around the rear of the property from the associated development process.

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

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

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 7m metres from the stem of the larger protected oak tree at the rear of the property. The remaining soft ground area between this barrier and the foundation footing shall be protected from compaction by use of load spreading boarding over a compressible material such as wood chip or sand so as to protect the underlying soft ground from access related compaction, storage of materials, concrete mixing, excavation or other building activities likely to be harmful to tree roots and the rooting environment.

Such barrier and ground protection measures 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 to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

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).

NOTE TO APPLICANT

Biodiversity Net Gain Condition
Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

Under Regulations 4, 5, 7 & 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 the statutory biodiversity gain condition required by Schedule 7A to the Town and Country Planning Act 1990 (as amended) does not apply in relation to planning permission for development which:

1. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (a hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric);

2. is the subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015;

3. is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain planning condition which applies in relation to another development (In determining whether a development is undertaken solely or mainly for this purpose, no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee);

4. consists of no more than 9 dwellings, is carried out on a site which has an area no larger than 0.5 hectares, and consists exclusively of dwellings which are self-build or custom housebuilding ("Self-build or custom housebuilding" has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended)).

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

Statutory exemptions and transitional arrangements
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at https://www.gov.uk/guidance/biodiversity-net-gain.

Irreplaceable habitat
If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

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/25/0863
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan	Site Location and Block Plan	A000 REV A	23.05.2025
Elevation plan	Existing Elevations	A200	23.05.2025
Elevation plan	Proposed Elevations	A210 REV A	23.05.2025
Floor plan	Existing Floor Plans	A100	23.05.2025
Floor plan	Proposed Floor Plans	A110 REV A	23.05.2025
Roof plan	Roof Plans	A120 REV A	23.05.2025

DELEGATED

Case Officer sign/initial Sam Nye Date: 14/07/2025

Authorising Officer sign/initial RHERMITAGE Date: 18.07.2025