Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1434
Six Acre View, Capel Road, Rusper, West Sussex, RH12 4PZ

DESCRIPTION:
Erection of a single storey rear extension.

RELEVANT PLANNING HISTORY:

DC/20/1078	External alterations to building A to facilitate the change of use of the buildings/part of the buildings to residential as approved under DC/17/2714 including installation of cladding and replacement of roof materials	Application Permitted on 06.08.2020
DC/17/2714	Prior approval for a proposed change of use from 3x storage/warehouse, class B8 use, to 5x residential dwellings (class C3)	Prior Approval Required and PERMITTED on 27.02.2018

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

Rusper Neighbourhood Plan 2018-2031:
Policy RUS3- Design

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 45: Replacement Dwellings and House Extensions in the Countryside

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:
None received

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

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.

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 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 RUS3 of the RNP requires development, including extensions to existing buildings, to be of highest design standards and reflect the character and scale of surrounding buildings.

The application site forms part of a cluster of residential properties, created through the conversion of previous commercial uses through permitted development rights (and the prior approval process set out in Part 3 of the GPDO). The totality of the development has an irregular layout with the converted buildings of no particular design merit and not strongly reflecting a rural vernacular.

The depth of the proposed rear extension would be five metres, which would exceed that of the existing dwelling itself. However, such proposed additions is not considered of an unacceptable scale and design, which would not cause an adverse effect on the character of the countryside.

Apart from proposed matching windows and doors, the rest of the exterior has a proposed use of non-matching building materials, with vertical cedar cladding on the external walls of the proposed rear extension, and a flat roof. This would result in an extension with a significantly different appearance to its host dwelling.

As mentioned previously, the wider surrounding area consist of a variety of building types and appearances. This contrast in colour and appearance of proposed vertical cedar cladding and existing horizontal grey uPVC cladding would enhance and compliment the overall visual appearance of the dwelling.

Additionally, both vertical and horizontal wooden cladding similar to the proposed cladding for this proposal are already present in several buildings in the surrounding built environment. The proposed use of material would therefore also be sympathetic to the character of the surrounding built environment.

The proposal is considered to be (on balance) 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 rear extension would project five metres from the existing rear elevation of the dwellinghouse, but it is single-storey and would only be visible to the occupiers of the adjacent attached semi-detached dwelling east of the plot. Such dwelling has not yet been occupied since the completion of renovations under application DC/20/1078. Should it be occupied in the future, a degree of overshadowing may be created to the adjacent attached dwelling due to the height of the proposed extension being higher than existing fencing.

However, owing to the south-facing orientation of both dwellings with dual aspect windows and the single-storey nature of the proposed rear extension, impacts to overshadowing would be mitigated and any overshadowing generated as a result would not be considered unacceptable. The proposed use of a flat roof would also further reduce the impact of overshadowing. 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 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 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form, approved plans and email correspondence dated 3 October 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/24/1434

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Floor plan	Existing floor, roof and 3D	(02)-001 REV A	18.09.2024
Elevation plan	Existing	(03)-001 REV A	18.09.2024
Elevation plan	Proposed	(08)-001 REV D	11.11.2024
Location & Block plan	Location and site plan	(01)-001 REV C	11.11.2024
Floor plan	Proposed floor, roof and 3D	(07)-001 REV D	11.11.2024

DELEGATED

Case Officer sign/initial Joshua Lee Date: 12.11.2024

Authorising Officer sign/initial RHERMITAGE Date: 17.12.2024