Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

OFFICER CHECKLIST	
WEEK ONE (Date Valid)	**14th November 2024**
Check Neighbours	X
Check Consultations (including newts) / Press List	X
Check Description, Plans and Supporting Documents	X
Print and Display Site Notice (if required)	X
WEEK TWO (+7)	**21st November 2024**
Visit Site or request site visit photos (in accordance with Site Visit Guidance Note)	X
Draft HRA / AA if necessary. If the water statement is insufficient discuss with TL / PPO whether to discuss / accept amendments to the strategy.	n/a
Instruct Legal if s106 required (with prior TL / PPO agreement)	n/a
WEEK THREE (+14)	**28th November 2024**
If amendments are likely to be needed discuss with TL / PPO (N.B. Only minor amendments will be accepted in accordance with the Amendment Guidance). When requesting amendments give clear deadline (i.e. start of week 5).	**n/a**
WEEK FOUR (+21)	**5th December 2024**
If no amendments required, contact agent / applicant with update on progress.	**x**
Confirm whether delegated or committee decision (re: parish and neighbour representations)	**x**
WEEK FIVE (+28)	**12th December 2024**
14-day re-consultation letters to be sent on any amended plans	**x**
Prepare draft report	**x**
WEEK SIX (+35)	**19th December 2024**
Check 35-day Cllr call-in for Committee	**x**
If decision based on original plans, report to be drafted and submitted for sign off	**x**
WEEK SEVEN (+42)	**26th December 2024**
If decision based on amended plans, report to be drafted and submitted for sign off	**x**
Reason for EOT	**x**

APPLICATION NO./ADDRESS:

DC/24/1622
Glen Cottage , 120 Brighton Road, Horsham, West Sussex, RH13 6EY

DESCRIPTION:

Removal of existing garage and car port. Construction of replacement single storey building and single storey link. Provision of vertical tile hanging to part of first floor (Householder Application).

RELEVANT PLANNING HISTORY:

DC/24/1623	Removal of existing garage and car port. Construction of replacement single storey building	Pending Consideration

and single storey link. Provision of vertical tile hanging to part of first floor (Listed Building Consent).

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets

Neighbourhood Plan:
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):
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment

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.

HDC Design and Conservation – No objection

Parish Comments:

No objection subject to non-severance condition

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

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 34 of the HDPF states that development will be required to reinforce the special character of the District's historic environment through appropriate siting, scale, form and design; make a positive contribution to the character and distinctiveness of the area; and preserve and ensure the clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials.

Policy HB3: Character of Development of the Horsham Blueprint Business Neighbourhood Plan states that – "Development is expected to preserve and enhance the Character Area in which it is located. The design of new development should take account of the local context and reflect the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area. Innovation in design will be supported, however, where this demonstrably enhances the quality of the built form in a character area."

Policy HB4: Design of Development of the Horsham Blueprint Business Neighbourhood Plan states that – "Development is expected to demonstrate a high quality of design, which responds and integrates well with its surroundings"

The application seeks planning for the removal of existing garage and car port. Construction of replacement single storey building and single storey link. Provision of vertical tile hanging to part of first floor (Listed Building Consent).

It is considered that the proposed single storey building, single storey link and provision of vertical tile hanging in their entirety would appear as coherent and sympathetic additions with sufficient separation retained around the extended building and site boundaries. The proposed replacement single storey building and single storey link are considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling and as such would not harm the character or appearance of the Grade II Listed Building.

Following consultation with the Design and Conservation Officer, initial concerns were raised with respect the roof form of the proposed car port. An amendment was suggested to incorporate a double roof with central valley. Amended plans were received that addressed this concern, and it is therefore

considered that the proposal would not result in harm to the interest and setting of the designated heritage asset.

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 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.

Ecology

The Applicant has submitted a Preliminary Ecological Appraisal and Bat Survey, where no bats were found to be evident in the building. No ecology concerns are therefore raised.

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.

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 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved proposed floor plans and elevations plan drawing numbered 1321/07 REV B received 20.12.2024.

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/24/1622
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Bat Emergence Survey Report by Arun Ecology dated October 2024	NONE	17.10.2024
Supporting Statement	Preliminary Roost Assessment by Lizard Landscape Design and Ecology dated 06.08.2024	LLD3311-ECO-REP-001-00-PRA	17.10.2024
Elevation & Floor plan	Existing Floor Plans, Elevations and Section	1321/03	17.10.2024
Layout plan	Existing Site Layout Plan	1321/04	17.10.2024
Elevation & Floor plan	Proposed Floor Plans and Elevations	1321/07 REV B	20.12.2024
Layout plan	Proposed Site Layout	1321/08 REV B	20.12.2024
Location & Block plan	Site Location Plan and Block Plan	1321/09 REV A	24.10.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 16.01.2025

Authorising Officer sign/initial Tamara Dale Date: 21.01.2025