Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0310
Hill View, New Hall Lane, Small Dole, West Sussex, BN5 9YH

DESCRIPTION:
Demolition of existing garage, erection of part single and part two storey front and side extensions, a single storey rear extension, conversion of loft into habitable living space including raising of ridge level and addition of open porch structure.

RELEVANT PLANNING HISTORY:

HF/38/81	Alts.	Application Permitted on 01.05.1981
HF/75/79	Convert bungalow to house.	Application Permitted on 19.12.1979

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

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

Henfield Neighbourhood Plan 2017-2031:
Policy 12 - Design Standards for Development

Henfield Parish Design Statement

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

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.

Southern Water: No Objection.

Parish Comments:
No objection.

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 site currently sits a two-storey detached dwellinghouse. The site is located on the private residential road of New Hall Lane within the Small Dole built up area boundary. The road consists of both single and two-storey detached and semi-detached dwellinghouses of a variety of sizes, design, appearances and building materials, including a variety of window frame colours. A number of dwellinghouses along New Hall Lane have also been significantly extended.

This application relates to the proposed erection of part single, part two-storey front and side extensions, a single storey rear extension, conversion of loft into habitable living space, raising of ridge level, and the erection of a front porch to the existing dwellinghouse at Hill View, New Hall Lane.

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 12 of the HNP seeks to ensure that all new development is of high quality, environmentally sustainable, well-designed, and reflects the distinctive character of the villages within the Parish. Inappropriate development should not be allowed to preserve the historic environment of the Henfield Parish.

The existing dwelling is two-storey with a shallow pitched roof which creates a lowered form in relation to the immediately neighbouring buildings. The proposed roof extensions would increase the ridge height to facilitate accommodation at second floor level, with front and rear rooflights and two pitched

roof rear dormers. The resulting height and scale of the building would be in keeping with this section of the street, with the proposed contextual elevations demonstrating that the resulting building would not appear intrusive or unduly dominant, with a two-storey dwelling present to the west of the site (ref: DC/24/1574). The proposed rooflights and dormers would be well contained within the roof profile, represent modest features of the building.

The single-storey front, side and rear extensions would represent clearly subservient additions, of a siting, form and design which would be in keeping with the host building. There is noticeable variation in building line, separation between buildings and front boundary treatments along New Hall Lane, and in this context it is considered that the front projection would not appear inappropriate or out of character, with no harmful loss of openness around the building arising from the extensions.

The proposed extensions and alterations propose the use of brickwork and tile, with existing ground floor render being removed / replaced. The proposed fenestration includes light grey / green PVC window frames. The proposed materials are considered appropriate to the locality.

Overall, the proposal 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.

The (recently constructed) neighbouring dwelling to the west does not feature any side (east facing) openings and is sited away from the shared side boundary with the application site. This siting and layout together with the existing boundary screening is considered sufficient to ensure no unacceptable harm would arise from the proposed extensions and alterations.

To the east, Dene Hollow, ground and first floor side facing windows do not relate to key habitable rooms, and while the rear extension and additional height would be clearly visible, the resulting relationship would be sufficient to prevent any unacceptable harm to amenity for this property.

The proposal would not create any views of neighbouring properties or land which would be unusual or unexpected in a residential location such as this. The additional (second floor) side facing window opening would be obscure glazed, with a condition recommended to ensure this is the case. The side facing ground floor openings would not create any intrusive views, with existing boundary screening sufficient in this regard.

It is therefore considered that the siting and layout of the proposed extensions and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity, in accordance with the above policy. It is noted that no neighbour representations have been received.

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-Occupation Condition:** No part of the development hereby permitted shall occupied until the first and second floor windows to the western (side) elevation have been fitted with obscured glazing. No part of those windows that are less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

Reason: To protect the privacy of adjacent occupiers 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 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).

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/25/0310
(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
Floor plan	Existing	001 REV A	10.03.2025
Elevation plan	Existing and Location	002 REV A	10.03.2025
Floor plan	Proposed Ground and Block	003 REV C	10.03.2025
Floor plan	Proposed	004 REV B	28.02.2025

Elevation plan	Proposed	005 REV B	09.04.2025
Elevation plan	Proposed	006 REV B	09.04.2025
Supporting Docs	Application Form	NONE	10.03.2025

DELEGATED

Case Officer sign/initial Joshua Lee Date: 15.05.2025

Authorising Officer sign/initial Guy Everest Date: 27.05.2025