Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/0436
10 Hillyfield, Billingshurst, West Sussex, RH14 9ZS

DESCRIPTION:
Erection of a single storey rear extension

RELEVANT PLANNING HISTORY

DC/16/2610	Application for approval of reserved matters (access, appearance, landscaping, layout and scale) following outline planning permission DC/15/0059, relating to the development of parcel H5 to provide 18 new dwellings.	Permitted on 22.02.2017

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

Billingshurst Parish Neighbourhood Plan (2019-2031):
Policy BILL2: Housing design and character

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
Archaeology: No Historic Environment Objections

The planning application is within an Archaeological Notification Area (DWS8539). However, the application is very small-scale and is unlikely to have a significant impact on any archaeological remains that might be present. No archaeological recommendations are therefore being made with regard to this application.

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:
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 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 32 and 33 of the HDPF seeks 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 BILL2: *The policy encourages the use of materials that are in keeping with those used in existing buildings and immediate locality, as well as reflecting the scale and local vernacular of the surrounding buildings.*

10 Hillyfield is a semi-detached dwelling, located within the build-up area of Billingshurst. Permitted development rights for the dwelling were removed by condition 15 on planning application DC/16/2610. Planning permission is sought to erect a single storey rear extension along the southern boundary. The extension would sit on the shared boundary with the adjoining dwelling. The extension is small-scale, extending 3m from the rear elevation and has an overall height of 2.89m. A flat roof is proposed, with a roof light. Proposed materials would match those on the existing building.

The extension would be a clearly subservient addition to the main dwelling, and of a form and design typical of a residential location such as this. The extension would not appear unduly dominant or intrusive in views from adjoining properties and the remaining plot would provide an area of garden comparable to the adjoining dwellings. The proposal is therefore 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.

Due to the small-scale nature of the proposal, there are not considered to be significant amenity harm to the adjoining neighbour. While the extension would sit along the shared boundary, the height of the extension would be 2.98m and it would extend 3m from the rear wall, this is considered small-scale with limited harm considered to arise to neighbouring amenities. Therefore, the siting and layout of the proposed extension and the resulting relationship with adjoining properties is considered sufficient to prevent any unacceptable harm to neighbouring amenity.

Other Matters

The application site falls within an archaeological notification area and as such, Archaeology was consulted. Due to the application being small-scale, it is unlikely to have a significant impact on any archaeology remains that might be present. Therefore, no historic environment objections were 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.

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 and finishes of all new external walls, windows and roofs of the development hereby permitted shall match in type, colour, and texture those of the existing building.

Reason: 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/23/0436
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Roof plan	Proposed	P02_A	08.03.2023
Elevation plan	South and West, as proposed	P03_A	08.03.2023
Elevation plan	North and East, as proposed	P04_A	08.03.2023
Location plan		SLP01	03.10.2023
Block plan		BP01	08.03.2023
Floor plan	Existing	E01	08.03.2023
Roof plan	Existing	E02	08.03.2023
Elevation plan	South and West, as existing	E03	08.03.2023
Elevation plan	North and East, as existing	E04	08.03.2023
Floor plan	Proposed	P01_A	08.03.2023

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 27.11.2023

Authorising Officer sign/initial RHERMITAGE Date: 28.11.2023