Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/0979
78 Church Lane, Upper Beeding, West Sussex, BN44 3HP

DESCRIPTION:
Conversion of loft to create habitable space with a single rear mono-pitched dormer and side hip to gable conversion.

RELEVANT PLANNING HISTORY:

UB/19/95	Single-storey front extension Site: 78 Church Lane Upper Beeding	Application Permitted on 24.07.1995

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

Upper Beeding Parish Neighbourhood Plan (2018-2031):
Policy 8 – Design standards for new development

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:
No Objection.

Representations:
1 **objection** received:

- Scale; the current proposal is an overdevelopment which will have a negative impact on the street scene
- Loss of light

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.

78 Church Lane is a semi-detached dwelling located within a reasonable sized curtilage, with other dwellings surrounding. The site is located within the built-up area of Upper Beeding, on Church lane, which has varying designed dwelling. Planning permission is sought to convert the loft to create habitable space with a single rear mono-pitched dormer and side hip to gable conversion.

The proposed loft conversion would increase habitable space in the dwelling, with the rear dormer and hip-to-gable extension, creating additional space. The hip to gable extension appears appropriate within the context of the site. The proposed dormer would be a mono-pitched dormer. It would sit within the rear roof-slope, extending approximately 1.5m out of the roof. This is considered a small extension which would have limited harm on the appearance of the dwelling and on neighbouring amenities. The materials would be sympathetic to the existing dwellinghouse, with brown clay interlocking plain roof tiles to match the existing, white PVCu, face brickwork and brown clad plain vertical hanging tiles. These materials are considered to complement the existing built environment and blend well within the surrounding street scene. There is evidence of dormers and loft conversions within the area, most notably, 70 Church Lane, which was granted permission for a loft conversion with extended side gable and rear dormer in 2022 (reference: DC/22/0934).

While the dormer would cover the entire length of the roof slope, it is considered that, on balance, due to the mono-pitch roof, the dormer would be set within the roof which reduces the massing and bulk. The windows would sit in line with the windows of the first floor. As it would sit on the rear, it would not be visible within the street scene, and therefore would have limited harm. The proposal would be a subservient addition, 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 objection is noted, however, the site benefits from an adequately sized curtilage and would maintain sufficient separation from nearby properties, especially to the rear, where a distance of approximately 45m is maintained. The site is sufficient to accommodate the works and would not be considered an overdevelopment. It is noted that the window on the West (side) elevation is proposed, while it is usually expected that this would be obscure glazed, as there are no buildings/properties facing this window, this does not raise any significant concerns. The proposed works are not considered to lead to unacceptable harm to neighbouring amenity and is considered acceptable.

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 to be used in the development hereby permitted shall strictly accord with those indicated on the application form.

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).

4 **Pre-Occupation Condition**: No part of the development hereby permitted shall occupied until the first-floor window serving the ensuite on the north elevation, as shown on Plan 21/01-04 has been fitted with obscured glazing. No part of that window(s) that is 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).

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/23/0979
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	09.05.2023
Block plan		21/01-06	02.10.2023
Floor plan	Ground, as existing	21/01-07	04.10.2023
Floor plan	First, as existing	21/01-08	02.10.2023
Elevation plan	As existing	21/01-09	02.10.2023
Floor plan	Ground, as proposed	21/01-01	02.10.2023
Floor plan	First, as proposed	21/01-02	02.10.2023
Floor plan	Second, as proposed	21/01-03 REV A	02.10.2023
Elevation plan	As proposed	21/01-04	02.10.2023
Roof plan	As existing and proposed	21/01-10	02.10.2023
Application Form		NONE	02.10.2023

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 28.11.2023

Authorising Officer sign/initial RHERMITAGE Date: 28.11.2023