Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

OFFICER CHECKLIST	
WEEK ONE (Date Valid)	**26th February 2025**
Check Neighbours	x
Check Consultations (including newts) / Press List	x
Check Description, Plans and Supporting Documents	x
Print and Display Site Notice (if required)	n/a
WEEK TWO (+7)	**5th March 2025**
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)	**12th March 2025**
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)	19th March 2025
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)	26th March 2025
14-day re-consultation letters to be sent on any amended plans	n/a
Prepare draft report	n/a
WEEK SIX (+35)	2nd April 2025
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)	9th April 2025
If decision based on amended plans, report to be drafted and submitted for sign off	n/a
Reason for EOT	n/a

APPLICATION NO./ADDRESS:

DC/25/0305
5 Coniston Close, Horsham, West Sussex, RH12 4GU

DESCRIPTION:

Erection of replacement front porch, demolition of existing conservatory and erection of a two-storey rear extension.

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
Neighbourhood Plan:
North Horsham Parish Council voluntarily withdrew their parish from the Neighbourhood Development Plan process on 30 July 2018.

Horsham District Local Plan (2023-40) (Regulation 19):
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.

Parish Comments:

North Heath Parish Council raised an objection to the application for the following reasons:

"Objection due to overdevelopment of the site and potential detriment to the street scene."

Representations:

10 representations have been received from 5 separate households, objecting the application for the following reasons: -

- Overdevelopment
- Overshadowing and loss of light
- Loss of privacy
- Visual impact and enclosure
- Increase in noise and disturbance
- Overbearing presence
- Design and scale not in keeping with the area
- Loss of General Amenity
- Noise and disturbance during construction

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 during a site visit and 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.

It is noted that objections have been received regarding the scale and design of the proposed extensions, which is considered to be out of keeping with the wider surroundings.

The application seeks planning permission for the erection of replacement front porch, demolition of existing conservatory and erection of a two-storey rear extension. The two storey extension would replace an existing single storey conservatory. Although the addition would increase the bulk to the rear of the dwelling, the overall form and design is of a sympathetic form in relation to the host building. The extension would integrate appropriately with the existing building and despite the increase in scale would not appear unduly dominant or intrusive in views form adjoining properties and land. The proposed rear extension would not be particularly visible from a public vantage point, and it is considered that given the mixture of building forms and design making up the dwellings within the vicinity the proposed works would not have a detrimental impact on the host property or wider surroundings.

The proposed front porch would be of a modest scale and is considered to be of a design, form and siting which would appear a sympathetic and subservient addition to the front of the property. The porch would not stand out as intrusive or unduly dominant in views along Coniston Close.

The proposals would be clearly subservient additions and are 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 noted that objections have been received regarding loss of natural light, loss of privacy, and overbearing impact caused by the extension. Concerns have also been raised with respect to noise and disturbance.

It is considered that sufficient spacing would be retained between the proposed extensions and the nearest residential properties, where the orientation and siting of the proposed two storey extension in

particular, would not result in a significant harmful loss of light. The proposal would also not be considered to have an overbearing impact.

In an established residential area such as this, a level of mutual overlooking would be anticipated, and it is considered that the relationship that would result from the two storey rear extension would not be unexpected or unusual. It is also considered that normal domestic use of the dwelling, in an established residential location, would not be expected to create significant or harmful levels of noise or light disturbance for adjoining occupants.

For these reasons, 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 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.

Other matters

It is considered the nature and scale of the development would not be of a magnitude which would lead to sustained loss of amenity as a result of construction activities at the site. It is not therefore considered that any conditions in this regard are necessary.

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-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality 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/25/0305
(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	Site/Block Location Plans & Existing Ground Floor Plan	AD01	26.02.2025
Floor plan	Existing First & Roof Plan	AD02	26.02.2025
Elevation plan	Existing Elevations	AD03	26.02.2025
Section plan	Existing Sections - A-A, B-B, C-C, D-D & E-E	AD04	26.02.2025
Floor plan	Proposed Ground Floor Plan	AD05	26.02.2025
Floor plan	Proposed First Floor/Roof Plan	AD06 Rev A	17.04.2025
Roof plan	Proposed Roof Plan	AD07 Rev A	17.04.2025
Elevation plan	Proposed Front Elevation (North) & Side Elevation (West)	AD08 Rev A	17.04.2025
Elevation plan	Proposed Side Elevation (East & West)	AD09 Rev A	17.04.2025
Elevation plan	Proposed Rear Elevation (South)	AD10	26.02.2025

DELEGATED

Case Officer sign/initial Marie Riggs Date: 14.05.2025

Authorising Officer sign/initial Tamara Dale Date: 23.05.2025