Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0517
Wealdon, Southwater Street, Southwater, Horsham, West Sussex, RH13 9BN

DESCRIPTION:
Demolition of outbuildings and rear conservatory, erection of front porch, single-storey side extension to east and west elevations, two-storey rear extension, conversion of loft to habitable space including raising roof height with installation of 2no roof lights to east and west elevations, and the installation of solar panels to south and east roof elevations.

RELEVANT PLANNING HISTORY:

None

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles

Southwater Neighbourhood Development Plan (2019-2031)
Policy SNP14.1 – Adequate provision of car parking
Policy SNP16 - Design

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 19: Development Quality
Policy 20: Development Principles

Parish Design Statement:
Southwater Parish Design Statement 2011

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.

Arboricultural Officer: *No trees of landscape significance area foreseeably potentially affected by the proposed development*.

Newt Officer: *The proposed development is not considered to be relevant to the District Licensing Scheme in this case and we consider there would be no likely impact on great crested newts or their habitats. Therefore, have no comments to make at this time.*

Parish Comments:
Southwater Parish Council - *No objection subject to SNP14.1 being adhered to*

Representations:
1 no. neighbour comment received during neighbour consultation making the following comments:

- Could you confirm that there is no asbestos in any of the removal of out buildings or any other work that may take place?

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 obtained during site visit. 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 SNP16 of the Southwater Neighbourhood Development Plan aims to maintain that all development must be of high quality design by making sure the design of new development actively responds to other properties in the vicinity ensuring no unacceptable impacts on residential amenity occur. Furthermore, roofs are generally pitched; slate is rare and manufactured tiles are the most common. Flat roofs are not in keeping with the general character and design within Southwater.

It is acknowledged that the immediate properties along Southwater Street are of various style and form however majority of the properties have unified hipped roof finish with stagged front protrusions. The dwellings are characterised by consistent roofline and ridge height.

The proposed change of the roof design to a crown roof on the host dwelling would increase the overall height of the dwelling. It is acknowledged that the neighbouring properties to the east and west have been extended these properties have retained the hipped or a combination of hipped and gable roof profile. Whilst the proposed crowned roof would introduce an irregular roof design along this side of Southwater Street, however it is viewed that the crowned hipped roof would largely comprise of a similar appearance to other properties on the opposite side of the road when viewed from street level. Whilst those properties accommodate two pitched roofs forming a valley to the rear, these properties would not be viewed any different from that proposed roof design. Particularly, given the fact that only two sides of the building would be visible which would always have an illusion of a hipped roof. On balance it is considered that the proposal would not appear out of context given the appearance of the dwellings on the other side of the road.

It is noted that there are a number of solar panels proposed, although these may benefit from permitted development right. In any case, any perceived visual harm would be outweighed by the benefits of introducing renewable technologies to a mid-20th Century. It is further noted that there are some examples of the use of solar panels on the street, including some on the opposite side of the road facing the street. As such, this would appear out of the ordinary in this location.

Therefore, on balance, it is 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.

Given the orientation of the application site, it is considered that the siting and layout of the proposed development 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 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 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the submitted plans and 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).

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/25/0517

Schedule of plans/documents **approved**:

Plan Type	**Description**	**Drawing Number**	**Received Date**
Location & Block plan		D 0325/732/01	28.03.2025
Block plan	Proposed	D 0325/732/02 A	28.03.2025
Floor plan	Existing Ground	D 0325/732/03	28.03.2025
Floor plan	Existing First	D 0325/732/04	28.03.2025
Roof plan	Existing	D 0325/732/05	28.03.2025
Section plan	Existing	D 0325/732/06	28.03.2025
Elevation plan	Existing	D 0325/732/07	28.03.2025
Floor plan	Proposed Ground	D 0325/732/08	28.03.2025
Floor plan	Proposed First	D 0325/732/09	28.03.2025
Floor plan	Proposed Second	D 0325/732/10	28.03.2025
Roof plan	Proposed	D 0325/732/11	28.03.2025
Elevation plan	Proposed	D 0325/732/12	28.03.2025
Section plan	Proposed	D 0325/732/13	28.03.2025
Elevation plan	Proposed Street Scene	D 0325/732/14	28.03.2025
Supporting Docs	RICS Survey	6878699	28.03.2025
Design & Access Statement		NONE	28.03.2025

DELEGATED

Case Officer sign/initial	Halima Chowdhury	Date:	23.05.2025
Authorising Officer sign/initial	RHERMITAGE	Date:	23.05.2025