Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

OFFICER CHECKLIST	
WEEK ONE (Date Valid)	**11th October 2024**
Check Neighbours	06/11/2024
Check Consultations (including newts) / Press List	06/11/2024
Check Description, Plans and Supporting Documents	06/11/2024
Print and Display Site Notice (if required)	n/a
WEEK TWO (+7)	**18th October 2024**
Visit Site or request site visit photos (in accordance with Site Visit Guidance Note)	06/11/2024
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)	**25th October 2024**
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)	**1st November 2024**
If no amendments required, contact agent / applicant with update on progress.	**N/A**
Confirm whether delegated or committee decision (re: parish and neighbour representations)	**Delegated**
WEEK FIVE (+28)	**8th November 2024**
14-day re-consultation letters to be sent on any amended plans	**N/A**
Prepare draft report	**02/12/2024**
WEEK SIX (+35)	**15th November 2024**
Check 35-day Cllr call-in for Committee	**N/A**
If decision based on original plans, report to be drafted and submitted for sign off	**11/12/2024**
WEEK SEVEN (+42)	**22nd November 2024**
If decision based on amended plans, report to be drafted and submitted for sign off	
Reason for EOT	

APPLICATION NO./ADDRESS:

DC/24/1589
6 Wood End, Horsham, West Sussex, RH12 4NU

DESCRIPTION:

Erection of a two-storey side extension and alterations to fenestration.

RELEVANT PLANNING HISTORY

None relevant

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

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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.

Southern Water:

Raised no objection to the application.

Parish Comments:

Raised no objection.

Representations:

Two objections made with reference to light, privacy, and noise. One comment in support of the application.

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.

6 Wood End is a semi-detached dwelling in the built-up area of North Horsham. Planning permission is sought to erect a two-storey side extension to the north elevation. The proposed side extension would create accommodation at ground and first floor levels. The materials are to match the existing property on the roof and brick work to the remaining house.

The proposed extension would be built in line within the front and rear elevations and would incorporate a matching ridge line to the existing. The proposal is considered to reflect the character and external appearance of the existing dwelling and would sit comfortably in the context of the wider street scene. The proposal is therefore considered to accord with the above policies.

Impact on Neighbouring Amenity

Policy 32 of the HDPF states that development should be of a high quality and provide an attractive, functional, accessible, safe and adaptable environment.

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.

There were 2 representation letters from neighbours objecting to the application. Comments raised included concerns about the window changing from a landing to a bedroom, and loss of privacy resulting from this. Concerns were also raised about light and the 21-meter planning rule.

The extension includes the creation of a window on the first floor for the new bedroom. The proposed extension would be located in close proximity to the rear gardens and rear elevations of 8 and 10 Wood End (both who have objected to the proposal on amenity grounds). The proposal would be within 11m of the rear elevations of these properties, with first floor windows on these elevations serving bedrooms. The introduction of the side window would result in overlooking to both rear gardens and the bedrooms, where this would be of a sufficient degree to result in adverse harm to the amenities of these residential properties. As this window serves a bedroom, it would not be reasonable to require this window to be obscure glazed, and it is not therefore considered that a condition requiring this could overcome the harm as identified.

In addition, the proposed Bedroom 4 would not meet the nationally described space standards as a single bedroom, where the width and total area of the room falls below that prescribed. As such, the proposed bedroom would result in a poor-quality living environment for future occupiers.

For these reasons, the proposed extension is considered to result in adverse harm to the amenities of the neighbouring properties of 8 and 10 Wood End through overlooking and loss of privacy. The proposal would therefore be contrary to Policies 32 and 33 of the HDPF.

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 not considered to comply with relevant local and national planning policies and is therefore recommended for refusal.

Recommendation: Application Refused

Conditions:

1. The proposed development would be located in close proximity to the rear gardens and rear elevations of 8 and 10 Wood End, where the introduction of a first floor side window would result in adverse harm to these neighbouring residential properties through overlooking and loss of privacy. In addition, the proposed Bedroom 4 would be of a size that would result in a poor quality living environment for future occupiers. The proposed development would therefore be contrary to Policies 32 and 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/24/1589
Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Block plan		NONE	12.11.2024
Location plan		NONE	11.10.2024
Elevation & Floor plan	Existing Plans & Elevations	PD/01	11.10.2024
Elevation & Floor plan	Proposed Plans & Elevations	PD/02	11.10.2024

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 06/01/2025

Authorising Officer sign/initial Tamara Dale Date: 06.01.2024