DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1721
14 Tilney Drive, Horsham, West Sussex, RH12 1PG

DESCRIPTION:
Retention of an existing rear conservatory.

RELEVANT PLANNING HISTORY:

DC/17/0164	Variation of Condition 1 to previously approved application DC/15/0499 (Erection of 208 No. dwellings (southern site Phase 1) with associated access, parking and landscape works pursuant to outline planning permission DC/09/2138 (as amended by DC/11/2004) (Approval of Reserved Matters)) Updated housetype drawings	Application Permitted on 30.03.2017
DC/15/0499	Erection of 208 No. dwellings (southern site Phase 1) with associated access, parking and landscape works pursuant to outline planning permission DC/09/2138 (as amended by DC/11/2004) (Approval of Reserved Matters).	Application Permitted on 23.07.2015

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

Horsham Blueprint Business Neighbourhood Plan 2019-2036
Policy HB3- Character of Development
Policy HB4- Design of Development
Policy HB5- Energy Efficiency and Design

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
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:
No objection, provided there are no objections from neighbours (*N.B. see below*).

Representations:
Two representations were received (from two separate addresses) objecting to the proposal for the following reasons: -

- Development not in-keeping with the existing character and uniformity of the surrounding built environment.
- Flood risk over proposed landscaping not included in this planning application.
- Risks of overlooking.
- Risks of increased noise.
- Risks of devaluation of neighbouring properties.
- Contractual agreements between the owner and the developer of the estate.

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:

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.

Policies HB3, HB4 and HB5 of the HBBNP seeks to ensure that developments have high quality of design and be energy and water efficient, including through optimising passive solar gain. Local character shall also be respected to integrate with its surrounding built form.

The application site comprises a two-storey detached house located within the Horsham built up area boundary. The dwelling does not benefit from permitted development rights, with these removed under condition 22 of the original planning permission for the development, ref: DC/17/0164. The application therefore seeks planning permission for the erection of a rear extension, works on which have commenced but are currently paused pending the outcome of this application. As part of the application process amended plans were received to correctly identify the location of gate openings, these plans did not materially change the proposed development and were not re-consulted on.

The extension would extend for the full width of the dwelling and would adjoin the flank elevation of a projecting rear garage. Despite this width the single-storey height and moderate depth would be sufficient to ensure a subservient relationship with the host building. The extension would primarily be sited between the projecting rear garages of the application site and the northern neighbour, which together with the remaining area of garden and the proposed depth and height would ensure the extended host building does not appear unduly dominant or intrusive in views from adjoining properties and land. For the same reasons, it is considered that the resulting arrangement would be sufficient to ensure that the proposed materials, which would introduce timber cladding to the locality, would not result in any demonstrable visual harm, and the use of brick (to match the existing) would be no more preferable.

It is considered that the extension would be sufficiently well related to the design and appearance of the host building and surrounding properties and would have an acceptable effect upon the character and appearance of the area. As such, the proposal 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 depth and height of the extension would be largely screened from neighbouring properties and land by existing rear projecting garage structures. This siting, single-storey height and presence of existing boundary screening is considered sufficient to ensure no unacceptable harm would arise from the scheme.

The formation of extended accommodation within a now established residential location would not be expected to result in significant potential for harmful levels of noise or disturbance, particularly given the original layout which would have provided outdoor amenity space to the rear of the host building.

It is therefore considered that the siting, layout and height of the development and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity, in accordance with the above policy.

Other Matters

The application does not include any details of proposed landscaping works at the site, which may or may not require planning permission. The consideration of this application is therefore limited to the proposed rear extension. The site is not within an area at risk of flooding and there is no evidence to suggest the extension, which appears to be primarily sited on previously made ground, would result in increased water run-off which would lead to an increased risk of flooding for occupants of the site or surrounding properties.

The impact of the proposal on property values is not a material consideration in the determination of this application, and the proposal would not override the need for any further consents from the owner / developer of the estate.

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 application form and approved plans.

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/24/1721
(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
Location plan		2024/178 -06	30.12.2024
Location & Block plan		2024/178 -05	30.12.2024
Elevation plan		2024/178 -04	30.12.2024
Floor plan		2024/178 -03	30.12.2024
Elevation plan		2024/178 -02	30.12.2024
Floor plan		2024/178 -01	30.12.2024

Supporting Docs	Application Form	NONE	30.12.2024

DELEGATED

Case Officer sign/initial Joshua Lee Date: 31.12.2024

Authorising Officer sign/initial Guy Everest Date: 06.01.2025