Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0469
46 Pondtail Road, Horsham, West Sussex, RH12 5HR

DESCRIPTION:

Erection of a single storey rear extension.

RELEVANT PLANNING HISTORY:

NH/151/01	2-storey rear extension and double garage Site: 46 Pondtail Road Horsham	Application Permitted on 25.09.2001
NH/208/88	3 houses with garages and new vehicular access Comment: Land to rear nos: 46 & 48 (From old Planning History)	Application Permitted on 08.02.1989
NH/207/88	3 houses with garages and new vehicular access Comment: Land to rear nos: 46 & 48 (From old Planning History)	Application Refused on 11.01.1989

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2021 Revision):

Horsham District Planning Framework (HDPF) 2015:
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 – Strategic Planning: Climate Change
Policy 40 - Sustainable Transport
Policy 41 – Parking
Policy 42 – Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

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

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.

Parish Comments:

No Objection

Representations:

None received

Members Comments:

None received.

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

This application is for the erection of a single storey rear extension at 46 Pondtail Road, Horsham, West Sussex. 46 Pondtail Road is a detached dwelling built in a traditional style set back from the road on a sizable plot. Pondtail Road does not have a dominant architectural style or dwelling house type with there being a mix of design and housing present.

The application has been assessed on the basis of the submitted details, together with the planning history of the site, available images and photographs. 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.

The proposed development is for the erection of a single storey rear extension at 46 Pondtail Road, Horsham. A large single storey extension is proposed for the rear of the property which consists of two parts. A smaller extension, 1m in width and 3m in depth is proposed for the kitchen which finishes

almost flush with the existing south elevation and flush with the exisiting rear most wall. This is topped with a monopitched roof with skylight at a height of 4.4m and eaves at 3.55m. To this another extension abutting the rear most wall and kitchen extension is proposed with measurements 5m in depth and 7m in width. This part of the extension is flat roofed at a height 3.2m with a small parapet wall taking the height to 3.5m. This is due to an inset roof lantern.

Though a large part of the extension is flat roofed, the proposal is set within the rear garden and would not be viewable from the wider street. Whilst it would appear as a somewhat bulky addition, the proposal is considered to be of a design, form and scale that would not result in such adverse harm to justify a reason for refusal. The proposal would be appropriate to the character and appearance of the existing dwelling, and 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 extension is judged be suitably sited away from any neighbours to not have an effect on the neighbouring amenity. 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.

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 and finishes of all new external walls, windows and roofs of the development hereby permitted shall match in type, colour and texture those of the existing building.

Reason: 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/24/0469
(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	Location Plan	5519a24/03	26.03.2024
Details plan	Plans as Existing	5519a24/01	26.03.2024
Details plan	Plans as Proposed	5519a24/04 Rev D	26.03.2024
Elevation plan	Elevations as Proposed	5519a24/05 Rev D	26.03.2024
Site plan	Site Plan as Proposed	5519a24/06	26.03.2024
Location plan		NONE	26.03.2024
Elevation plan	Elevations as Existing	5519a24/01	26.03.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 16/05/2024

Authorising Officer sign/initial T Dale Date: 21/05/2024