Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1883
6 Kingsmead Close, Bramber, West Sussex, BN44 3QB

DESCRIPTION:
Erection of a front and rear single storey extension, installation of rear balcony and alteration to roof at front elevation.

RELEVANT PLANNING HISTORY:
None identified.

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

Bramber Neighbourhood Plan:
Policy B2- Character of development
Policy B3- Design of development

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Quality
Policy 20: Development Principles
Policy 45: Replacement Dwellings and House Extensions in the Countryside

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:
Object, the balcony is too large and would overlook neighbouring properties impacting their privacy.

Representations:
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:

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.

The above HDPF policies are reflected by NP policies B2 and B3, which require development enhance the character area of the location, and on edge of settlement locations mitigate any detrimental visual impacts on the countryside.

6 Kingsmead Close is a detached property within the built-up boundary of Steyning. The dwelling features a single-storey side garage which links with that of the neighbouring property which is of a matching appearance. Planning permission is sought for the erection of a single storey front and rear extension with the installation of a rear balcony with alteration to the roof on the front elevation.

There is appreciable variation between properties on Kingsmead Close and the proposed extensions and alterations would be seen in this context. The single-storey front projection would adjoin a similar existing feature of the host building, with the scale and form such that it would be a clearly subservient and appropriate addition. The proposal would create a central gabled feature with extensive glazing, with related alterations including new cladding at first floor level. This would create a strong central feature to the dwelling with a more vertical emphasis than currently exists. The front gable would though be reflective of the existing roof form and although introducing a new feature this would not be visually harmful, with the resulting proportions and appearance considered acceptable in this location.

The rear extension would be clearly subservient to the host building, with the large expanse of flat roof seen in conjunction with that elsewhere on the property and not appearing incongruous. The scale and form of the extension would not be unexpected in this location and would be in keeping with the host building.

It is considered that taken as a whole, the proposal would 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.

The siting of the extensions and the retained separation from shared site boundaries is considered sufficient to ensure no unacceptable impact on neighbouring amenity.

The singe-storey flat roofed rear extension would incorporate a roof terrace above. The terrace would occupy less than half the depth of the extension, with a balustrade to the side and rear elevations. The submitted plans indicate that the side elevations would feature 1.8m high obscure privacy screening. This arrangement would prevent direct views over neighbouring properties and land to the north and south, and views would instead be primarily directed over the rear of the application site, with the western neighbouring boundary approximately 25 metres from the rear projection. It is considered that this arrangement would ensure no intrusive views are created by the proposed roof terrace, and it is also noted that intermittent screening exists along the shared site boundaries. A condition is recommended to ensure the privacy screens are erected prior to first use of the terrace, and that they are retained thereafter. On this basis the proposal would not result in any harmful / unacceptable loss of privacy.

The presence of a terrace in a residential setting, including outdoor amenity space, would not, in normal domestic use, be expected to result in significant potential for harmful levels of noise or disturbance.

It is therefore considered that the siting and layout of the proposed extensions and alterations 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.

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-Roof Terrace Use Condition:** The roof terrace hereby permitted shall not be first used until 1.8 metre high privacy screens, which shall be of obscured / opaque material, have been erected to the north and southern (side) elevations in accordance with the approved plans. The privacy screens shall be retained as such thereafter.

Reason: In order to protect adjoining properties from overlooking and to comply with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved 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/24/1883

(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
Block plan		06	05.12.2024
Location plan		151206/SO	05.12.2024
Elevation & Floor plan	Existing	01	05.12.2024
Elevation & Floor plan	Proposed	02	05.12.2024
Supporting Docs	Application Form	NONE	05.12.2024

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 20/01/2025

Authorising Officer sign/initial Guy Everest Date: 24.01.2025