Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0838
Highfield, The Street, Thakeham, West Sussex, RH20 3EP

DESCRIPTION:
Demolition of existing conservatory, erection of a two storey front extension and single storey side and rear extensions. Installation of an extended roof canopy, replacement windows, replacement tile hanging, replacement rear patio and installation of solar panels to the garage roof.

RELEVANT PLANNING HISTORY

DC/09/2289	Single storey front extension	Application 12.02.2009	Permitted

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
Policy 34- Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction

Thakeham Neighbourhood Plan:
Thakeham6- Design

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

HDC Conservation Officer: No Objection
The proposed extension and alterations to Highfield will not impact the character of the conservation area. I do not require any detailed conditions to be imposed.

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 - Primary reasons being that although the application is within a conservation area - the building is modern and not listed. The two extensions to the rear and east would not be visible from the road and not a detriment to the street scene in the area.

Although the front extension is visible from the main road and the committee notes that it is large at two floors - it is replacing an existing structure that looks out of place. The upstairs portion seems to be a lobby and not a bedroom so it should not impact the neighbouring residents. It is noted, however, that the window to the west does overlook the neighbouring property - but these are not material grounds to object to the whole application.

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

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 Horsham District Planning Framework (HDPF) seeks to ensure that the development in the district promotes high standard/high quality design in order to enhance and protect locally distinctive characters such as landscaping (both within a scheme and having regard to the impact on surrounding landscapes) and considerations on the local, social, and environmental characteristics. It also seeks to ensure that the scale, massing and appearance of the development and layout (where relevant) 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 34 of the Horsham District Planning Framework states that Development should reinforce the special character of the district’s historic environment through appropriate siting, scale, form, and design, and should make a positive contribution to the character and distinctiveness of the area. In addition, development should preserve and ensure clear legibility of locally distinctive vernacular

building forms and their setting, features, fabric and materials, and should seek to secure the viable and sustainable use of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset.

The application seeks planning permission for the following works:

- Demolition of existing conservatory
- Erection of a two-storey front extension
- Single-storey side and rear extensions
- Installation of an extended roof canopy
- Replacement windows
- Replacement tile hanging
- Replacement rear patio
- Installation of solar panels to the garage roof.

Extensions

Highfield is a two-storey detached dwelling that lies to the south of The Street, within Thakeham Conservation Area. Highfield is set behind Listed Buildings. The application proposes the demolition of existing conservatory and erection of a two-storey front extension, single storey side and rear extensions. The single storey rear extension would replace the demolished conservatory and has been designed to integrate into the existing structure. The additional glazing would be less than the demolished conservatory. The two-storey front extension, with associated reconfiguration, aims to provide a more balanced and symmetrical aesthetic. The design aims to provide clear distinction of a principal entrance. When viewed against the backdrop of the existing dwelling and the generous size of the plot the proposed extensions are considered appropriate. Highfield is set back from the main road and set at a decent distance from the neighbouring properties.

Remaining Associated Works

The application seeks planning permission for the installation of solar panels to the garage. It is considered that the solar panels would be well contained within the rear roof slope of the integrated garage and, whilst the solar panels would cover most of the roof slope, given their modest projection they would not appear intrusive or unduly dominant additions to the building or wider surrounding area. The solar panels proposed to the rear would be installed on the flat surface and as such there would be limited visibility. There would be limited visibility from public vantage points to result in significant adverse harm. The proposal is therefore considered to be sufficiently sympathetic to the visual amenities of the site and wider surrounds to prevent any significant adverse impact on the character and appearance of the area.

The remaining works such as the installation of an extended roof canopy, replacement windows, replacement tile hanging, and replacement rear patio would be of an appropriate size and scale and is considered to be in keeping with the character and appearance of the existing property and the wider street scene. Overall, in totality the proposed works would be clearly subservient additions and is 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.

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, especially when considering the generous curtilage and distance sited from neighbouring properties.

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 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).

4 **Regulatory Condition**: The solar panels hereby permitted shall be retained in accordance with the approved details. In the event of the solar panels ceasing to be used, the panels shall be removed from the roof, and the roof made good, as soon as is reasonably practicable and be no later than six months after the cessation of the panels.

Reason: In the absence of demonstrable need, there is no justification for the retention of the panels 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/24/0838
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Design & Access Statement	Planning and Heritage	NONE	31.05.2024
Location plan		05 REV A	31.05.2024
Block plan		06 REV B	31.05.2024
Floor plan	As existing	01	31.05.2024

Elevation plan	Section, as existing	02	31.05.2024
Floor plan	Ground, as proposed	03	31.05.2024
Floor plan	First, and Section, as proposed	04	31.05.2024
Elevation plan	Materials, as proposed	05	31.05.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 24.07.2024

Authorising Officer sign/initial RHERMITAGE Date: 26.07.2024