Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1979
43 Pollards Drive, Horsham, West Sussex, RH13 5HQ

DESCRIPTION:
Erection of a single and two storey rear extension, installation of new pitched roof to existing extension.

RELEVANT PLANNING HISTORY:

DC/24/0382	Erection of a two storey rear extension and construction of a pitched roof to existing extension.	Application Permitted on 03.05.2024
DC/24/1582	Non Material Amendment to previously approved application DC/24/0382 (Erection of a two storey rear extension and construction of a pitched roof to existing extension) Alterations to the first floor extension to reduce the size and integrate a lower ground floor mono pitched roof (with rooflights).	Application Refused on 18.12.2024

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
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 40 - Sustainable Transport
Policy 41 - Parking

Blueprint Business Neighbourhood Plan (HBBNP) 2019 - 2036:
Policy HB3 - Character of Development
Policy HB4 - Design of Development

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
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

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:
None recieved

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:

This application is for the erection of a two storey rear extension and construction of a pitched roof to existing extension at 43 Pollards Drive, Horsham, West Sussex. 43 Pollards Drive is a detached dwelling set back from Pollards Drive by a driveway. It is a contemporary styled dwelling house finished in traditional brick and tile roof. Pollards Drive is a residential street with dwellings designed with a loose cohesion between each other.

This application follows the submission of DC/24/1582 (Non Material Amendment to previously approved application DC/24/0382 (…) [for] alterations to the first floor extension to reduce the size and integrate a lower ground floor mono pitched roof (with rooflights). The works under this application were not judged to be non-material and therefore the application was refused. This application is for the same plans under a new householder application.

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.

Policy HB3 and HB4 of the HBBNP cover the design and character of development within Horsham which is supported by the neighbourhood councils of Forest, Denne and Trafalgar. It advocates for high quality design and construction that integrates with its surroundings whilst minimising impact on natural environments. It should reflect the character and architectural forms of the area in order to protect against inappropriate design.

The proposed development is for the erection of a part two storey rear extension and construction of a pitched roof to existing extension at 43 Pollards Drive, Horsham. The proposed introduces a part two storey extension (3.35m depth, 7m width) to the stepped part of the rear elevation. This extension will be just shy (0.5m) of creating one uniform face to the rear elevation. The roof profile is to continue from the original dwelling house which aids the extension being integrated into the existing dwelling house. Though this is not set below it does not compete with the dwellinghouse. Part of the extension is single storied with pitched roof including skylights, which aids in reducing the proposals scale from that of approved DC/24/0382.

The flat roof, two storey extension approved under HU/165/72 is also modified with the flat roof now changed to a roof form that helps integrate it into the existing dwellinghouse. This improves on the design of the existing dwelling and increases the roof height from 5.2m to 6.8m.

Several windows are modified, with those on the east elevation moved slightly further towards the front of the dwellinghouse. The first-floor windows on east and west side elevations are marked obscured which can be controlled via condition.

Though the bulk and massing of the dwellinghouse increases noticeably, it is judged that the proposal conforms and inserts neatly into the existing dwellinghouse's form and structure. It is not considered that the extension nor the works to the roof of the extension approved under HU/165/72 would detrimentally harm the character of the dwellinghouse or 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.

After performing a light and outlook degree test on 41 Pollards Drive it is possible that a 45° line would intersect with the works to the extension created under HU/165/72. However, it is recognised that this is an existing addition, where the improvement to the roof would not result in a significant loss of light to justify a reason for refusal. It is considered that sufficient distance is maintained between the proposed rear two storey extension and the neighbouring properties so that no harm would arise through loss of light. The side windows are proposed to be obscure glazed, and this could be controlled by condition to ensure no unacceptable overlooking.

In addition, due to the scaling back of the two story element of the previously approved extension (DC/24/0382), a window is to be implemented on the first floor, west elevation of the previously

approved extension under HU/165/72. Considering the extension had windows in this location previously, it would be considered no less harmful than the existing layout and would be judged to be satisfactory.

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 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 **Pre-Occupation Condition**: No part of the development hereby permitted shall occupied until the obscured marked first floor windows on the east and west side elevations as shown on plan reference 23518/P103 REV. P1 (serving the proposed en suites) have been fitted with obscured glazing. No part of those windows that are less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

Reason: To protect the privacy of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **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/24/1979
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Block plan	Existing floor and roof	23518/P100	20.12.2024
Block plan	Proposed floor and roof	23518/P102 REV P1	20.12.2024
Elevation plan	Existing	23518/P101	20.12.2024
Location plan		NONE	20.12.2024
Elevation plan	Proposed	23518/P103 REV P1	20.12.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 12/02/2025

Authorising Officer sign/initial RHERMITAGE Date: 12.02.2025