Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0026
3 Foxholes, Rudgwick, West Sussex, RH12 3DX

DESCRIPTION:
Conversion of existing garage with accommodation above, front extension and extension of existing conservatory footprint across entire rear elevation with a flat roof.

RELEVANT PLANNING HISTORY

None relevant

DETAILED DESCRIPTION:

Planning permission is sought for the conversion of existing garage to create an attached annexe. First floor providing additional habitable space to main house. Extension of existing conservatory footprint across entire rear elevation with a flat roof. First floor providing additional habitable space to main house. Extension of existing conservatory footprint across entire rear elevation with a flat roof. The proposed front side extension would project out from the side northern elevation of the dwellinghouse by 5.32m to the boundary line, with a width of 8.4m and would have a mono-pitched roof with flat top and two dormer windows to the front and rear. The proposal would represent a similar width of the existing single storey side garage. The plans also propose the demolition of the existing rear conservatory and creation of a single storey rear extension to be formed against the entire rear elevation sporting a flat roof.

SITE AND SURROUNDINGS:

The application site comprises a two-storey detached dwellinghouse located on Foxholes within the built-up area of Rudgwick. The site is on a prominent plot location particularly when viewed from Brookhurst Field. The dwellinghouse is made up of part painted stock brick, brick and a tiled roof. The application site is screened by mature hedging to the front of the property with the existing roof clearly visible above the hedge and a full view of the property on the right side. The dwellinghouse is considered to be a reasonable sized property which benefits from a modest garden space to the rear. The application site is similar in character and design as the other detached dwellings along this section of Brookhurst Field and Foxholes.

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
Policy 40- Sustainable Transport

Policy 41- Parking

Rudgwick Neighbourhood Plan:
Policy 5 – Residential Development
Policy 6 – Design

Parish Design Statement:
Rudgwick Parish Design Statement, 2009

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

West Sussex Highway Authority (Received 26.01.2024): No Objection - The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 115), and there are no known transport grounds to resist the proposal.

Re-consultation Comments (Received 26.04.2024): No Objection - The LHA are required to consider the merits of the application submitted. Comments made in this report relate to the development proposed, as set out above. Any further applications on the site would be considered on their own merits at the time of submission.

The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 115), and there are no known transport grounds to resist the proposal.

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:
Rudgwick Parish Council objects to the application for the following reasons (Received 01.02.2024):

- Proposed roof is overbearing
- Adverse effect on the street scene
- The GIA will be increased by 20%
- No Design and Access Statement or Supporting Statement

Re-consultation Comments Received (25.04.2024) – No further comments

Re-consultation Comments Received (04.06.2024) – Objection received the effect of the loss of parking space to the property and increased dependence upon street parking will result in the loss of amenity. WSCC state that the amenity of overspill parking is down to the LHA to determine. Foxholes is in the village centre, where there is limited parking for village facilities - Coop store (small car park 6/7

spaces), Post Office, Pharmacy, hair salon and Medical/Dental Centre (limited parking spaces) are all situated within this vicinity. The limited parking availability results in overburdening street parking on a daily basis, particularly in Foxholes, and the development as proposed would add to the issue. HDPF Policy 41 refers.

Rudgwick Preservation Society: Neither supported nor objected to the application. The following concerns were however raised:

- Impact on parking near the site and subsequent congestion
- Overdevelopment

No comments received during the re-consultation period.

Representations:

2 letters of representation received during re-consultation of the amended plans objecting for the following reasons:

- Design – additional roof height giving significant change in elevation height.
- Highway, Access and Parking – reduction in parking space
- Privacy, Light and Noise – blocking of light from streetlamps creating dark walk through.
- Overdevelopment

2 letters of representation received during final re-consultation objecting to the amended plans for similar reason to above. 1 letter of representation from same address as the first re-consultation.

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 taken during case officer site visit. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policy 32 of the HDPF states that good design is a key element in sustainable development, and seeks to ensure that development promotes a high standard of urban design, architecture and landscape. Policy 33 of the HDPF states that development proposals should make efficient use of land, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.

The existing dwellinghouse is located on a prominent location on Foxholes, comprising an attractive two-storey dwelling with single-storey front projection. The proposal seeks planning permission for the conversion of existing garage to create an attached annexe extending the front of the garage to create

a front extension. First floor providing additional habitable space in the roof to main house. Extension of existing conservatory footprint across entire rear elevation with a flat roof. First floor providing additional habitable space to main house. Extension of existing conservatory footprint across entire rear elevation with a flat roof. The proposed front side extension would project out from the side northern elevation of the dwellinghouse by 5.32m to the boundary line, with a width of 8.4m and would have a mono-pitched roof with flat top and two dormer windows to the front and rear. The proposal would represent a similar width of the existing single storey side garage. The plans also propose the demolition of the existing rear conservatory and creation of a single storey rear extension to be formed against the entire rear elevation sporting a flat roof.

It is acknowledged that the application has been subject to amended plans as the first proposed development was considered unacceptable by reason of its siting, scale and design, would represent an overpowering and incongruous addition dwelling, creating an overdeveloped and cramped appearance which would be detrimental to the character and appearance of the site and wider surrounding area. The amended plans now submitted, and part of this planning permission have sought to reduce the mass and scale of the side extension. The overall increase in height for the extension over the attached garage would be 2.1m, this level of increase is considered acceptable.

The proposed extension would represent a more appropriate scaled addition to the existing building which would not result in separation from the northern (front) boundary of the site and the eastern (side) boundary of the site. It is considered that this siting coupled with the width would not create an addition which appears incongruous within the plot, and which would not harmfully unbalance the existing building. The existing building has a number of particularly attractive characteristics, it is considered that these have been sufficiently taken into account in the present proposal to retain the building's character and appearance.

The proposal also includes the replacement and extension of the existing conservatory to extend the extension across the entire rear elevation, it is not considered that this alteration would detract from the character and appearance of the existing building and immediate surrounding area, as such is considered acceptable. The proposal would therefore be acceptable to the visual amenities of the locality and in line with Policy 33 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework (2019).

Impact on Amenity

Policy 33 of the Horsham District Planning Framework 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.

Concerns have been raised by neighbouring properties regarding the additional roof height and its significant change in elevation height, whilst it is recognized that the proposed extension may alter the visual appearance of the property, it is noted that the design has been subject to amended plans and has been reduced significantly. The change in roof height is within acceptable limits and does not pose a significant detriment to the surrounding area.

It is considered that there are no proposed windows overlooking into habitable rooms at the neighbouring property, to the east and as such would not experience an unacceptable loss of light or outlook as a result of the proposal, with a relatively open aspect retained to the front and rear of this neighbouring property. The windows within the proposed extensions would largely reflect the existing arrangement and would not create any views over neighbouring properties which would be unexpected or unusual in a location such as this. These are though considered neutral considerations which would not overcome or outweigh the concerns set out above in respect of visual amenity.

Highways Impacts:

Policy 40 of the HDPF supports proposals which provide safe and suitable access for all vehicles, pedestrians, cyclists, horse riders, public transport and the delivery of goods, whilst Policy 41 requires adequate parking facilities within developments. Chapter 9 of the National Planning Policy Framework sets out that 'development should only be refused on transport grounds if there would be an

unacceptable impact on highway safety grounds, or the residual cumulative impacts on the road network would be severe'.

Comments from neighbours also addressed highway and parking issues particularly the reduction in parking space due to the conversion of the garage. The proposal does not anticipate a severe material increase in vehicular movements over and above those generated by the existing dwellings. The width of Foxholes, along with the presence of allocated parking bays and enforceable waiting restrictions at the junction to Church Street, provides sufficient space for vehicles to wait while others pass. While some overspill parking may occur, it is not considered to be detrimental to highway safety, as key locations in the public highway are subject to enforceable parking restrictions.

In conclusion, the West Sussex Highway has reviewed the proposal and does not consider it to have a severe impact on the operation of the highway network. The proposal complies with relevant planning policies, and there are no known transport grounds to resist it. The Local Planning Authority is required to consider the merits of the application submitted and will assess any further applications on the site based on their own merits at the time of submission.

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.

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/24/0026

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Proposed	FH_P_03	10.04.2024

		AMENDED	
Section plan	Proposed	FH_P_04 AMENDED	10.04.2024
Location plan		FH_EX_01	08.01.2024
Floor plan	Existing roof	FH_EX_02	08.01.2024
Elevation plan	Existing	FH_EX_03	08.01.2024
Section plan	Existing	FH_EX_04	08.01.2024
Block plan		FH_P_01	08.01.2024
Floor plan	Proposed	FH_P_02 AMENDED	10.04.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 04.06.2024

Authorising Officer sign/initial RHERMITAGE Date: 18.06.2024