Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0833
18 Stoneybrook, Horsham, West Sussex, RH12 1UN

DESCRIPTION:

Erection of a single storey side extension, replacement conservatory, and extension of 1.8m high timber fence.

RELEVANT PLANNING HISTORY:

HU/338/92	Retention of fence Site: 18 Stoneybrook Horsham	Application Permitted on 03.02.1993

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

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

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

Southern Water: Comment

Building over a “public sewer” is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over the sewer.

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:

Two letters of objection were received from one household, and these can be summarised as follows:

- The landscaping was put in place to give an open plan feel to Stoneybrook.
- Fencing has been placed to the rear access path which makes wheelchair access impossible.

One letter raising no objections was received, this can be summarised as follows:

- No windows on this side
- No potential privacy issues

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 erection of a single storey side extension, replacement conservatory, and extension of 1.8m high timber fence at 18 Stoneybrook, Horsham, West Sussex. From the road of Stoneybrook, 18 Stoneybrook sits off into the corner and oriented 180° to the run of houses that sit atop of Stoneybrook. The dwelling is a two-storied end terrace property.

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

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.

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 side and rear extensions would be clearly subservient to the host building and would have a form and design which is appropriate and sympathetic to the existing. The extensions would not appear intrusive or unduly dominant in views from surrounding land and properties and would be seen in the context of an existing residential area where similar extensions are already present.

The existing side boundary fencing line would be extended to align with the front elevation of the dwellinghouse. The increased fence line represents a modest enlargement which would not result in any harmful loss of openness to the side of the dwelling, with the resulting arrangement in keeping with the immediate character of the locality.

The proposal is therefore considered to 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.

It is considered that the siting and scale of the proposed extensions and increased fence line and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Other Considerations

It is noted that concerns have been raised in respect of alterations to the rear fence line of properties, which it is understood is affected wheelchair access to rear gardens. This current application does not propose any alterations to the rear boundary of the site, and while the concern is appreciated private access rights would not be a consideration of this current application.

The side extension would be sited over an existing sewer route. An informative is recommended to advise the applicant of this, with the detailed design for this addressed through the Building Regulations and the further consent needed from Southern Water. It is not considered necessary to duplicate these requirements by way of a planning condition.

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).

4 **Regulatory Condition**: The fence hereby permitted shall match in type, colour, texture, and detailing that of the existing fence.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT
The side extension appears to be sited over a public sewer which is crossing the site. The applicant is advised that building over a public sewer may require an investigation of its size and depth, its condition, the number of properties it serves and potential means of access before any decision can be made as to whether it would be acceptable to Southern Water to allow building-over the sewer. The conditions and application associated with the build-over a public sewer are available at Southern Water's Get Connected service: www.developerservices.southernwater.co.uk.

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/24/0833
(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 & Site plan	Site and Location Plan	SP-0473.01	30.05.2024
Elevation & Floor plan	Existing Floor Plans, Roof Plan and Elevations	SP-0473.02	30.05.2024
Elevation & Floor plan	Proposed Floor Plans, Roof Plan and Elevations	SP-0473.03 Rev B	30.05.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 30.07.2024

Authorising Officer sign/initial Tamara Dale Date: 01.08.2024