DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0753
5 Plovers Road, Horsham, West Sussex, RH13 5PD

DESCRIPTION:
Erection of a single storey front extension

RELEVANT PLANNING HISTORY:

DC/13/1833	Two storey rear extension with pitched roof over existing garage and porch at front	Application Permitted on 19.11.2013
HU/164/87	First floor extension (From old Planning History)	Application Permitted on 07.07.1987
HU/91/78	Extension to bedroom (From old Planning History)	Application Permitted on 11.05.1978
HU/103/74	Extension to form kitchen (From old Planning History)	Application Permitted on 06.06.1974

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
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:
HDC Arboriculturalist: No objection.

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:
1 representation was received which objected to the proposal for the following reasons: -

- The ground floor roof line is out of keeping with other properties and will set a precedent.
- Trust will not lead to a two-storey extension across the front elevation, which would impact on neighbouring amenity.
- Query limitations on working hours.

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 single storey front extension at 5 Plovers Road, Horsham, West Sussex . 5 Plovers Road is a detached, two story dwelling with hanging tile front elevation. The house is set back from Plovers Road due to a modest driveway and large pedestrian footpath. The area is characterized by similar dwelling types that are similar in design to the host property. A number of properties have been extended to the side and rear. A Tree Preservation Order that covers the front gardens on both sides of the road.

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 front extension would be sited alongside the existing front projection and would essentially square off the existing footprint of the building, adjoining and continuing the pitched roof approved under application ref: DC/13/1833. It is considered that the extension would represent a clearly subservient and sympathetic addition 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.

The proposal has modest dimensions and would retain separation from the shared boundary and the neighbouring dwelling. It is considered that the siting and scale of the extension is sufficient to prevent any unacceptable harm to neighbouring amenity, with the resulting relationship with adjoining properties acceptable.

It is considered that the modest scale of the extension would not be expected to result in significant potential for sustained or harmful levels of noise or disturbance during construction, and no conditions in this regard are necessary.

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.

Other Considerations

It is noted that concern has been raised as to the potential for a later first-floor extension to the dwelling. This does not though form part of the current application and would require planning permission in its own right.

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).

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/24/0753
(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 & Block plan		MP 03	13.05.2024
Elevation & Floor plan	North and East, as existing	MP 01	13.05.2024
Elevation & Floor plan	North and East, as proposed	MP 02	13.05.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 11/07/2024

Authorising Officer sign/initial Guy Everest Date: 17.07.2024