Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0315
The Granary, Tedfold Stud Farm, Rowner Road, Billingshurst, West Sussex, RH14 9HU

DESCRIPTION:
Erection of first floor extensions to existing single storey East and West elevations and single storey rear extension

RELEVANT PLANNING HISTORY:

DC/20/1049	Erection of two first floor extensions on the existing single storey wings	Application Refused on 17.08.2020

DETAILED DESCRIPTION:

Planning permission is sought for the erection of two first floor extensions on the existing single storey wings. The proposed first floor side extensions would project out from the side east and west elevation of the dwellinghouse by approximately 5m, with a depth of 8.39m to the eastern elevation extending to a small ground floor extension and 6.91m to the western elevation side and would sport a mono pitched roof matching the aesthetics of the host property. The application also proposes a small single storey rear extension located to the east side of the property. The proposal would represent an increase in the depth, height and width of the property on the first-floor level.

SITE AND SURROUNDINGS:

The application site comprises a two-storey detached dwellinghouse located on Rowner Road outside the built-up area of Billingshurst. The site is on a prominent plot location particularly when viewed from Rowner Road. The Granary is formed by neighbouring properties to the east, south and west. The dwellinghouse is made up of painted brick and a tiled roof. The application site is not screened by mature hedging to the front of the property on the left and right hand side with the existing roof is clearly visible as is the full view of the property. The dwellinghouse is considered to be a reasonable sized property which benefits from a modest garden space to the rear. The application site is one of four detached dwellings along this section of Rowner Road.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 26- Replacement Dwellings and House Extensions in the Countryside
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

Neighbourhood Plan:
The Billingshurst Neighbourhood Plan was formally made on 23 June 2021.

Policy BILL 2- Housing Design and Character

Billingshurst Design Statement

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

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:
No Objection

Representations:
2 letters of representation received objecting to the application for the following reasons:

- Overshadowing
- Impact on light
- Loss of privacy
- Increase mass on small plot
- Not in keeping with the character of the existing dwelling
- Overbearing

Re-consultation: 2 letters of representation received, 1 objecting reasons are a reiteration of those listed above. 1 letter of representation received supporting the application on grounds of design and privacy, light and noise, as it will provide an improved architectural balance and form, considered an improvement, the development will allow space to meet family needs.

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 and those taken from officer site visit. 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.

The application is a re-submission of a refused planning application Ref: DC/20/1049. The original proposal utilised the space above the single storey wings to the side elevations to allow for additional living space. It was determined that the proposed extensions would represent sizeable additions to the existing building which would result in reduced separation and a loss of openness at first floor level from the eastern and western boundaries of the site. It is considered that this siting coupled with the closeness of the property to the neighbouring properties would create a building which appears overdeveloped within the plot and which would harmfully distort the proportions and character of the existing building.

The amended design part of this application enquiry seeks to overcome the 2020 application's reasons for refusal. The ridge and eaves heights of the additions have been lowered, and the half dormers have been maintained to maintain useable height. It is acknowledged that the proposed additions are substantial, however the reduction is considered to reduce the overall bulk and scale to illustrate some level of subservience to the main dwelling. The amended flank additions retain the existing character to the principal elevation, with the amended design alterations being reflective of the character and appearance of the existing building.

The proposal would on balance represent a subservient addition and is 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.

The application has received concerns from neighbouring properties in relation to potential overshadowing, impact on light, loss of privacy, increase in mass on a small plot, not being in keeping with the character of the existing dwelling, and being overbearing which have been duly considered.

The reduction in the side flanks to the single-story wings in width and depth, sloping away from the neighbouring boundaries, ensures that the proposed first-floor additions maintain an acceptable level of subservience. This design consideration allows for adequate sunlight penetration and prevents any undue overshadowing, thereby minimizing any adverse impact on light levels for neighbouring properties.

The siting and layout of the proposed extension have been designed to maintain an acceptable level of privacy for neighbouring properties. The distance and orientation of windows and openings have been taken into account to mitigate any potential overlooking issues. The scale and design of the proposed extension has been reviewed in relation to the size of the plot and the character of the existing dwelling. It is considered that the reduction in the side flanks and the overall layout of the extension ensure that it remains proportionate and in harmony with the surrounding context.

The siting and layout, along with the reduction in side flanks and the subservient positioning of the first-floor additions, contribute to a visually balanced and proportionate development. This ensures that the proposed extension does not have an overbearing presence that would harm the amenity of neighbouring properties.

It is acknowledged that one letter of representation supports the application on grounds of design and privacy, light, and noise. The improvements in architectural balance and form, as well as the consideration given to privacy, light, and noise in the proposed development, are noted. These aspects have been considered in the overall assessment of the application.

In conclusion, it is considered that the siting and layout of the proposed extension, along with the design considerations mentioned above, are sufficient to prevent any unacceptable harm to neighbouring amenity. The objections raised have been thoroughly evaluated, and it is concluded that the proposed development will have an acceptable impact on 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).

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/24/0315
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	11.03.2024
Block plan		NONE	05.03.2024
Elevation plan	Existing front	NONE	23.02.2024
Elevation plan	Existing rear	NONE	23.02.2024
Elevation plan	Existing side	NONE	23.02.2024
Elevation plan	Existing side	NONE	23.02.2024
Roof plan	Existing roof	NONE	23.02.2024
Floor plan	Existing First	NONE	23.02.2024
Floor plan	Existing ground	NONE	23.02.2024
Floor plan	Proposed Ground	NONE	05.03.2024
Floor plan	Proposed First	NONE	05.03.2024
Elevation plan	Proposed Side	NONE	05.03.2024
Elevation plan	Proposed Side	NONE	05.03.2024
Elevation plan	Proposed Front	NONE	05.03.2024
Elevation plan	Proposed Rear	NONE	05.03.2024
Roof plan	Proposed	NONE	05.03.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 04.06.2024

Authorising Officer sign/initial RHERMITAGE Date: 18.06.2024