Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0304
58 Hawkesbourne Road, Horsham, West Sussex, RH12 4EN

DESCRIPTION:
Construction of a rear loft dormer, rooflights and a juliet balcony.

RELEVANT PLANNING HISTORY:

DC/25/0303	Demolition of existing conservatory, and garage and workshop, erection of a single storey rear extension, two storey side extension, front porch and installation of new windows.	Pending Consideration

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 District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 19: Development Quality
Policy 20: Development Principles

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:
North Horsham Parish Council raises no objections to this proposal.

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:

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.

The development relates to the erection of a flat roof dormer with a Juliet balcony at the rear roof, and installation of rooflights to the front roof as well as the roof of the proposed dormer at 58 Hawkesbourne Road, Horsham. The dwellinghouse is a two-storey semi-detached dwellinghouse, and the application site is located within a designated built up area of Horsham.

The proposed front rooflights are considered acceptable and would not result in any adverse impact to the character and appearance of the host dwelling or the surrounding built environment.

The proposed rear dormer would dominate the rear roof of the existing dwelling. It would be approximately 6.9 metres wide, 2.3 metres high, and a depth of approximately 2.9 metres. The proposed dormer would be just under 0.5 metres from the roof of the adjoining semi-detached property to the north, and 0.2 metres set back from the eaves and roof ridge of the existing roof.

Tiles hanging with an appearance matching that of the existing roof would be used, which is considered acceptable. However, the proposed flat roof dormer is large, and dwellinghouses in the adjoining properties do not consist of any large rear roof dormers.

The roof form of the rear roof would be significantly altered and detracted from its original character with a large box-like structure as a result. The proposed rear dormer would result in an incongruous addition to the dwellinghouse which is considered harmful to the character and appearance of the existing dwelling and would visually dominate the immediate surrounding built environment, contrary to 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 proposed rooflights are not considered to result in any additional harm to neighbouring amenity. The proposed dormer would result in an additional downward overlooking due to an additional storey. However, dwellinghouses in the immediate surrounding area consists of two-storey dwellings with an established relationship of overlooking. It is not considered that such additional downward overlooking

would result in an unacceptable level of harm to the amenity of the occupiers of nearby properties and land.

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.

Cumulative Impacts to Character and Appearance with DC/25/0303

It is noted that a separate application, DC/25/0303, has been submitted at the same time in parallel to this application. With no cross references regarding the two applications, it is unclear whether the Applicant wishes to pursue both proposals should both be approved.

The proposal in DC/25/0303 relates to the erection two storey side extension and single storey rear extension.

Despite a use of external materials matching the existing roof, the proposed dormer is large and would detract the dwellinghouse from its character as a semi-detached two storey dwelling owing to its overall massing and scale. With no roof dormers in amongst properties surrounding the application site, the proposed dormer would appear out of character for the area, which would be harmful to the character of the immediate surrounding built environment.

The proposed dormer would not appear subservient to the dwellinghouse. Along with the proposed side and rear extensions in this application, which includes a large flat roof rear extension, the overall proposals would result in two large flat roof additions to the dwellinghouse. These two proposals combined, especially with two large flat roof elements, would not be subservient to the existing dwelling, and are considered harmful to the character and appearance of both the existing dwelling and the immediate surrounding area, contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015). However, standalone, the proposed extensions sought under DC/25/0303 are considered acceptable as assessed.

Conclusion

The proposal is not considered to comply with relevant local and national planning policies and is therefore recommended for refusal.

Recommendation: Application Refused

Reason for Refusal:

1. The development, by reason of its appearace and massing, is not considered to be sympathetic to the character and appearance of the host building. The development would be an incongruous addition and apppear intrusive, which would also result in harm to the prevailing built character and visual amenity of the site and the immediate surrounding area. The

development would therefore be contrary to Policies 32 and 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/25/0304

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Floor plan	Existing Floor Plans	2502-EX-100	26.02.2025
Floor plan	Proposed Second Floor and Roof Plans	2502-PR-201b	26.02.2025
Elevation plan	Existing and Proposed Side Elevations	2502-PR-203b	31.03.2025
Location & Block plan		2502-EX-300	26.02.2025
Elevation plan	Proposed Front and Rear Elevations	2502-PR-202b	26.02.2025
Floor plan	Proposed Ground Floor and First Floor Plans	2502-PR-200b	26.02.2025
Elevation plan	Existing Front and Rear Elevations and Roof Plan	2502-EX-101	26.02.2025

DELEGATED

Case Officer sign/initial Joshua Lee Date: 22.04.2025

Authorising Officer sign/initial RHERMITAGE Date: 23.04.2025