Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0303
58 Hawkesbourne Road, Horsham, West Sussex, RH12 4EN

DESCRIPTION:
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.

RELEVANT PLANNING HISTORY:

DC/25/0304	Construction of a rear loft dormer, rooflights and a juliet balcony.	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

Neighbourhood Plan:
North Horsham has not been designated as a Neighbourhood Plan area.

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:

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.

Southern Water: No Objection

Parish Comments:
North Horsham Parish Council objects to this proposal for the following reason:-

- Overdevelopment

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 demolition of an existing conservatory at the rear of the dwellinghouse, demolition of a garage and workshop, erection of a part two, part single storey side and rear extension, erection of a front porch, and installation of new windows 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 two-storey element of the proposed development would be solely a side extension to the south of the existing dwelling, and the proposed single storey side and rear extension would be sited at the rear of the dwellinghouse and the two storey element of the proposed extension.

The two storey side extension would be approximately 0.2 metres set back from the principal elevation of the existing dwelling, with an overall depth including the rear single storey element being 9 metres. The depth of the two storey element would be approximately 6 metres, with the proposed rear elevation ending at the rear elevation of the original dwellinghouse.

The proposed single storey element of the extension would extend 3 metres from the original rear elevation, which would replace the existing 3.8-metre-deep conservatory.

The ground floor of the two-storey side extension would be a garage, providing a replacement to the existing garage which would be demolished. The first floor would be a bedroom which would be further set back from the front elevation of the proposed ground floor garage. A sloped tiled roof would be used for the elevation differences between ground and first floors.

Despite the new bedroom, the total number of bedrooms on site would not be changed, with internal alterations proposed to enlarge the floor areas of habitable rooms. The first floor landing would also be enlarged to make way for additional storage space and a home office / work station.

The ridge height of the proposed two storey element of the extension would be lower than the ridge of the existing dwellinghouse, and the single storey element would have a 2.7-metre-high flat roof with a rooflight.

Additionally, the existing garage and workshop currently sits on the southern site boundary. The proposed extension would be set back from the boundary forming a new passage at the southern boundary with a width of just under 1 metre.

Moreover, the proposed front porch would be 0.9 metres deep with a dual-pitched roof and a maximum height of 3 metres. It would consist of an oak frame on brick plinths. Brickwork of the proposal would match that of existing, and render would be used on the ground floor external walls of both the proposed extensions and the existing dwelling, matching that of the adjoining semi-detached dwelling to the north.

Render cladding would be used in the external walls of the single storey flat roof element of the proposal, clay tiles would be used for the roof, and proposed fenestration would be uPVC and aluminium.

Further email correspondence on 2 April 2025 confirms that existing and proposed brickwork would be red, and render would be white.

Though of a relatively large scale, the overall proposal is considered to be of a design, form and scale appropriate and sympathetic to the character and appearance of the existing dwelling and the surrounding built environment. 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 two-storey element of the proposed extension is not considered to result in any harm to neighbouring amenity through overlooking and overshadowing over and above the existing arrangement. The single storey flat roof element of the proposed extension would have a depth of 3 metres and a maximum height of approximately 2.7 metres, which is also considered acceptable.

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

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/25/0304

It is noted that a separate application, DC/25/0304, 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/25/0304 relates to the erection of a large flat roof rear dormer with a Juliet balcony and front roof lights. The proposed dormer would cover a majority of the rear roof space, and roof tiles matching that of the existing roof would be used.

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 this application are considered acceptable as set out above.

Conclusion

This 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, approved plans and email correspondence dated 2 April 2025.

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/25/0303
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Existing Front and Rear Elevations and Roof Plan	2502-EX-101	26.02.2025
Elevation plan	Proposed Front and Rear Elevations and Roof Plan	2502-PR-201	26.02.2025
Floor plan	Existing	2502-EX-100	26.02.2025
Floor plan	Proposed	2502-PR-200	26.02.2025
Location & Site plan		2502-EX-300	26.02.2025
Elevation plan	Existing and Proposed Side Elevations	2505-PR-202	31.03.2025

DELEGATED

Case Officer sign/initial Joshua Lee Date: 22.04.2025

Authorising Officer sign/initial RHERMITAGE Date: 23.04.2025