Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

OFFICER CHECKLIST	
WEEK ONE (Date Valid)	**24th October 2024**
Check Neighbours	Y
Check Consultations (including newts) / Press List	Y
Check Description, Plans and Supporting Documents	Y
Print and Display Site Notice (if required)	N/A
WEEK TWO (+7)	**31st October 2024**
Visit Site or request site visit photos (in accordance with Site Visit Guidance Note)	Y
Draft HRA / AA if necessary. If the water statement is insufficient discuss with TL / PPO whether to discuss / accept amendments to the strategy.	N/A
Instruct Legal if s106 required (with prior TL / PPO agreement)	N/A
WEEK THREE (+14)	**7th November 2024**
If amendments are likely to be needed discuss with TL / PPO (N.B. Only minor amendments will be accepted in accordance with the Amendment Guidance). When requesting amendments give clear deadline (i.e. start of week 5).	**N/A**
WEEK FOUR (+21)	**14th November 2024**
If no amendments required, contact agent / applicant with update on progress.	**N**
Confirm whether delegated or committee decision (re: parish and neighbour representations)	**DELEGATED**
WEEK FIVE (+28)	**21st November 2024**
14-day re-consultation letters to be sent on any amended plans	**N/A**
Prepare draft report	**Y**
WEEK SIX (+35)	**28th November 2024**
Check 35-day Cllr call-in for Committee	**Y**
If decision based on original plans, report to be drafted and submitted for sign off	**Y**
WEEK SEVEN (+42)	**5th December 2024**
If decision based on amended plans, report to be drafted and submitted for sign off	**N/A**
Reason for EOT	**N/A**

APPLICATION NO./ADDRESS:

DC/24/1504
161 Comptons Lane, Horsham, West Sussex, RH13 6BH

DESCRIPTION:

Erection of a single storey side extension. Installation of glazed bedroom doors with Juliet balcony to the first floor west side elevation. Installation of external cladding to replace existing tile hanging.

RELEVANT PLANNING HISTORY:

DC/11/0169	Ground floor extension to provide enlarged kitchen breakfast room and two-storey side extension to provide sun room with	Application Permitted on 29.03.2011

	enlarged master bedroom above		
DC/10/1765	Ground floor extension to provide enlarged kitchen breakfast room with balcony above. Also a two-storey side extension to provide sun room with enlarged master bedroom above	Application 26.11.2010	Refused on
HU/258/01	Garage Site: 161 Comptons Lane Horsham	Application 10.09.2001	Permitted on
HU/99/98	2-storey side extension and detached double garage Site: 161 Comptons Lane Horsham	Application 11.06.1998	Permitted on
HU/207/97	Erection of a double garage & toyroom/playroom Site: 161 Comptons Lane Horsham	Withdrawn 04.08.1997	Application on

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 2019-2036
Policy HB3- Character of Development
Policy HB4- Design of Development
Policy HB5- Energy Efficiency and Design

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles

Horsham Town Design Statement

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:

Forest Neighbourhood Council – No objection
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

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.

Policies HB3, HB4 and HB5 of the HBBNP seeks to ensure that developments have high quality of design and be energy and water efficient. Local character shall also be respected to integrate with its surrounding built form.

The proposed development is for the erection of a single storey side extension to the east elevation, installation of bedroom doors with Juliet balcony to the first floor side elevation, installation of external cladding to replace existing tiles hanging, and the installation of rooflights in 161 Comptons Lane, Horsham, RH13 6BH.

The proposed single storey extension to the east elevation of the dwelling would adjoin the existing porch and entrance hall. Its scale and proposed use of matching materials is sympathetic to the character of the existing dwelling and is considered acceptable.

The proposed Juliet balcony would not pose an unacceptable impact to the character of the dwelling.

Existing tiles hanging at the principal elevation and the garage are proposed to be replaced by cladding. Both tile hanging and cladding are present in the wider area, both along Comptons Lane and in residential streets in the surrounding built environment. Such proposed replacement is therefore considered sympathetic to the character and appearance of the wider area.

The proposal 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 proposed development is located in the built up area of Horsham and there is an existing relationship of overlooking amongst dwellinghouses in the wider area. Non-obscured side windows facing adjacent dwellings are also commonly found.

The proposed Juliet balcony would not extend beyond the existing west elevation of the dwelling. Even though it would be directly facing adjacent dwelling at 2 Pollards Drive, such dwellinghouse also has a first floor window directly facing 161 Comptons Drive. A two-storey-high hedge is present providing a

layer of screening between the two dwellings, and the proposed Juliet balcony is also located more than ten metres away from the east elevation of the dwellinghouse at 2 Pollards drive. Potential impacts to overlooking is therefore considered acceptable.

Additionally, the proposed single storey side extension is located between the east elevation of the dwellinghouse and the garage. There would be a neutral impact to neighbouring amenity.

The replacement of tiles hanging to cladding would result in a change of appearance to the existing dwelling and garage, however it is considered of a sympathetic design and it would not pose any unacceptable harm to neighbouring amenity.

The impact to neighbouring amenity of the overall proposed development is considered neutral and is therefore acceptable.

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/24/1504
(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
Elevation plan	Existing Elevations	23517 / P101	30.09.2024
Floor plan	Proposed Plans	23517 / P102	30.09.2024
Elevation plan	Proposed Elevations	23517 / P103	30.09.2024
Floor plan	Existing Plans	23517 / P100	30.09.2024
Location plan		NONE	30.09.2024

DELEGATED

Case Officer sign/initial Joshua Lee Date: 22.11.2024

Authorising Officer sign/initial Tamara Dale Date: 25.11.2024