Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0032
1 Marringdean Road, Billingshurst, West Sussex, RH14 9HD

DESCRIPTION:
Erection of a single storey side and rear extension.

RELEVANT PLANNING HISTORY:

DC/11/0310	Single storey rear and side extension	Application Permitted on 14.04.2011

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

Billingshurst Neighbourhood Plan
BILL 1: Billingshurst Built-Up Area Boundary
BILL 2: Housing Design and Character

Billingshurst Parish 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:
None received

Representations:
One letter of representation received objecting to the application for the following reasons:

- Issues with identifying height of the plan
- Natural daylight and skylight will be impacted.
- No drainage for the new building due to shared gutter
- Sewage

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 is a resubmission of a previously approved planning application, ref: DC/11/0310. This permission was not commenced and has therefore expired. The policy framework for assessing the application has significantly changed since this previous approval, as set and considered out below.

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 BILL2 of the NP states that development should be guided by the Parish Design Statement and, amongst other criteria, reflect the scale and local vernacular of the surrounding buildings and use materials that are in keeping with existing buildings.

The proposal would be a clearly 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 Horsham District Planning Framework 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.

Concern has been raised regarding the potential loss of light resulting from the proposed single-story extension. This concern arises due to the properties maintaining open and uncongested rear gardens that slope downwards from the rear, coupled with the existing single-story addition to the rear of the two properties.

The extension would be sited along the shared southern boundary of the site, extending notably beyond the rear elevation of the neighbouring property. While the extension would be visible the single-storey flat roof form alongside the boundary would not be markedly higher than the existing boundary treatment, with the higher pitched roof form set away from the boundary. It is considered that this orientation and arrangement would be sufficient to prevent any unacceptable harm to neighbouring amenity.

The layout in relation to the northern neighbour and the resulting arrangement would be sufficient to ensure no unacceptable harm to occupants of this property.

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

Concerns have been received in respect of drainage, foundation design and impacts and drainage arrangements. While these are noted it is considered that such matters would be considered and addressed through separate legislation / requirements, most notably the Party Wall Act and the Building Regulations. It is not considered necessary to duplicate these requirements as part of the current planning application.

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/24/0032
(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		P4	10.01.2024
Elevation & Floor plan	Existing roof	P2	10.01.2024
Elevation & Floor plan	Proposed roof	P3	10.01.2024
Supporting Docs	Application Form	NONE	10.01.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 06.03.2024

Authorising Officer sign/initial Guy Everest Date: 06.03.2024