Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1503
147 Comptons Lane, Horsham, West Sussex, RH13 6BH

DESCRIPTION:

Erection of an additional storey, erection of a single storey and part two storey rear extension, and external and internal alterations.

RELEVANT PLANNING HISTORY:

HU/157/54	Bungalow and garage. (From old Planning History)	Application Permitted on 17.09.1954

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 25- Strategic Policy: The Natural Environment and Landscape Character
Policy 26- Strategic Policy: Countryside Protection
Policy 28- Replacement Dwellings and House Extensions in the Countryside
Policy 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 34- Cultural and Heritage Assets
Policy 40- Sustainable Transport
Policy 41- Parking

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
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

Horsham Blueprint Business Neighbourhood Plan 2019-2036
Policy HB1 – Location of Development
Policy HB3 – Character of Development
Policy HB4 – Design of Development
Policy HB5 – Energy Efficiency and Design

Parish Design Statement:
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 Parish Council – 'No Objection, apart from no mention of water neutrality'

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

The application site is the east of Comptons Lane and consists of a detached bungalow with dual pitched roof gabled at the sides, composed of brickfacing and plain clay tiles to roof. The dwelling includes an integrated single garage with driveway to the front. The dwelling is set back within its plot. The front boundary is separated from the highway by a roadside verge and footpath. Boundary treatment to the front and sides consisting of timber fencing and shrubs.

This part of Comptons Lane is primarily characterised by detached dwellings, mainly two storey of varying design and materials. The neighbouring property to the north (no.149) is a detached 2-storey dwelling of a higher ridge height to the host dwelling. The neighbouring property to the south (no.145) is a detached bungalow with loft conversion featuring a front-facing pitched roof dormer. The opposite side of the street contains two-storey detached dwellings.

Planning permission is sought to erect an additional storey, ridge height raised to approximately 8.1m, to provide 4 bedrooms, bathroom and an en-suite to the first floor. A single storey and part two storey rear extension would enable a rear extension at ground floor level to facilitate an open plan kitchen/dining space and master bedroom at first floor. The rear part of the existing garage to be converted to a utility room. New first floor windows to the front would serve a bedroom, stairwell and 2

new bathrooms. A new north side elevation window to the first-floor would serve a dressing area to the main bedroom.

Proposed materials consist of rendered brick to ground floor elevations, timber cladding to first floor elevations, plain clay tiled roofing.

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 proposal would create additional mass and height to the existing dwelling, however would maintain the pattern of development footprint along this side of Comptons Lane and given the size of the plot, and the predominance of two storey dwellings already existing in this part of Comptons Lane, the resultant dwelling would be considered to be of a design, form and scale which is not inappropriate to the character and appearance of the site. The design, form and external appearance would reflect similar development within the wider street scene and would not therefore 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.

It is considered that the siting and layout of the proposed extended dwelling, with a recommended condition for obscure glazing to the new proposed first floor side window to serve a dressing area, would not be an unexpected development in this area, 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 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 **Pre-Occupation Condition:** The development hereby permitted shall not be occupied until the first-floor side window at the north side elevation (drawing: DE1270/06 REV P1) has been fitted with obscured glazing. No part of that window that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

Reason: To protect the privacy of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The materials and finishes of all new external walls, windows and roofs of the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: 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/24/1503
(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	Proposed Elevations	DE1270/06 REV P1	30.09.2024
Floor plan	Proposed Floor Plans	DE1270/04 REV P1	30.09.2024
Roof plan	Proposed Roof Plan	DE1270/05 REV P1	30.09.2024
Location & Block plan	Site Location & Block Plan	DE1270/01 REV P1	30.09.2024
Elevation plan	Existing Elevations	DE1270/03 REV P1	30.09.2024
Floor plan	Existing Floor Plans	DE1270/02 REV P1	30.09.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 18.11.2024

Authorising Officer sign/initial Tamara Dale Date: 25.11.2024