Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1865
Holly Tree House, Broomers Hill Lane, Pulborough, West Sussex, RH20 2HZ

DESCRIPTION:
Erection of a single storey rear extension and garage front extension, gable roof alterations to main roof, conversion of garage loft into habitable living space, gable roof extension, installation of roof lights to garage roof and existing flat roof.

RELEVANT PLANNING HISTORY:

DC/06/0590	Change of use of land to residential curtilage	Application Permitted on 31.03.2006
PL/13/96	Single-storey extension for double garage, workshop/store & breakfast room & change of use of land to residential curtilage Site: Holly Tree House Broomers Hill Lane Pulborough	Application Permitted on 10.04.1996
PL/66/72	Sun lounge addition to rear and front entrance porch (From old Planning History)	Application Permitted on 12.06.1972
PL/116/65	Car port (From old Planning History)	Application Permitted on 02.02.1966

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
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 40 - Sustainable Transport
Policy 41 - Parking

Neighbourhood Plan:
Pulborough Parish have produced a neighbourhood plan which have been subject to successful Examination but cannot proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations. The following policies are of significant weight, subject to water neutrality being demonstrated: -
Policy 1 – A Spatial Plan for the Parish
Policy 15 - Design

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

Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 45: Replacement Dwellings and House Extensions in the Countryside

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.

Parish Comments:
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:

The application site, namely Holly Tree House, is located to the west side of Broomers Hill Lane and consists of a detached 6-bedroom dwelling set over 3 floors, with an attached double garage at the northwest element of the dwelling, gabled to the northwest with dual pitched roof. The site is a spacious plot with the driveway and access from the highway at the northern end of the site, and the southern half of the site providing spacious garden space.

The site is outside any built-up area boundary and is a countryside location in terms of planning policy. The nearest neighbouring dwelling (Morey Croft) is located to the southeast.

Planning permission is sought for a series of extensions and alterations, which include the following: -

- Erect single storey rear extensions to the west elevation with mono pitch roofing with matching plain tiles and feature glazing (ppc aluminium)

- The main roof to have gable alterations and extension to the east, render to match existing, brick detail course to match existing, and Juliet balcony to the west.

- Extend the garage forwards (north) by just over 1 metre, to provide additional internal space, by extending the gabled roof forwards (north)

- Conversion of garage loft into habitable living space, with gable roof dormer extension to the west roof slope with glazing and plain tile hanging to match existing. Installation of two roof lights to garage east facing roof slope, and a roof light/lantern to existing flat roof over kitchen (north elevation).

Character and Appearance

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that extensions should not be disproportionate to the size of the existing dwelling, and should be in keeping with the scale and character of the existing dwelling. The policy also states that the cumulative impact of existing extensions will be taken into account.

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 Pulborough Parish neighbourhood plan (Policy 15 – Design) details that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape, as detailed in the Pulborough Design Statement and Nutbourne Design Statement.

The proposal would add additional bulk and mass to the host building, particularly at roof level. The proposed siting, form and design is though considered to be sympathetic and would ensure a coherent appearance to the resulting building. The dwelling sits within a sizeable plot and the extensions would not appear disproportionate or excessive in this context.

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 extensions and related alterations would be well contained within the site boundaries and the resulting relationship with neighbouring properties and land would be sufficient to prevent any unacceptable harm to neighbouring amenity, in accordance with the above policies.

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.

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.

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 and finishes of the development hereby permitted shall strictly accord with 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/24/1865
(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
Floor plan	Existing Ground	WPD7224/A/10 REV A	03.12.2024
Floor plan	Existing First	WPD7224/A/11 REV A	03.12.2024
Floor plan	Existing Second	WPD7224/A/12 REV A	03.12.2024
Floor plan	Proposed Ground	WPD7224/A/20 REV C	03.12.2024
Floor plan	Proposed First	WPD7224/A/21 REV B	03.12.2024
Floor plan	Proposed Second	WPD7224/A/22 REV B	03.12.2024
Elevation plan	Existing	WPD7224/A/14 REV A	03.12.2024
Elevation plan	Existing	WPD7224/A/15 REV A	03.12.2024
Elevation plan	Proposed	WPD7224/A/24 REV B	03.12.2024
Elevation plan	Proposed	WPD7224/A/25 REV B	03.12.2024
Roof plan	Existing	WPD7224/A/13 REV A	03.12.2024
Roof plan	Proposed	WPD7224/A/23 REV B	03.12.2024
Location & Block plan		WPD7224/A/01 REV A	03.12.2024
Supporting Docs	Application Form	NONE	03.12.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 21.01.2025

Authorising Officer sign/initial Guy Everest Date: 28.01.2025