Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0914
12 Illett Way, Faygate, West Sussex, RH12 0AJ

DESCRIPTION:
Loft conversion with south facing dormers and east facing skylights

RELEVANT PLANNING HISTORY:

DC/23/2262	Hip-to-gable loft conversion and erection of a rear dormer.	Application Refused on 04.03.2024

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

Colgate Neighbourhood Plan:
Colgate has not been designated as a Neighbourhood Plan area.

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:
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
This application is for a Loft conversion with south facing dormers and east facing skylights at 12 Illett Way, Faygate, West Sussex. 12 Illet Way is two-storey detached dwelling located within Illet Way which comprises a residential road on the new-build development of Kilnwood Vale. Houses and dwellings that are part of Kilnwood Vale are of a uniform and consistent character with little development being observable.

Background

Planning permission was previously refused on the site for a hip to gable roof extension and the erection of a rear dormer, ref: DC/23/2262. This application was refused for the following reason:-

1. *The proposed development would be of a design, scale, and bulk that would be disproportionate to the host dwelling, resulting in a top-heavy and overbearing appearance that would detract from the build characteristics of the host dwelling. The proposal would also fail to reflect the features and characteristics of the immediate surroundings. For these reasons, the proposed development would fail to relate sympathetically to the character and appearance of the host dwelling and wider surroundings, contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015).*

2. *The proposed development due to its scale and form would result in an unacceptable loss of light and would have an overbearing impact on the immediate residential property of 100 Illett Way, contrary to Policy 33 of the Horsham District Planning Framework (2015).*

This current application represents a revised scheme entailing two rear dormers within the existing hipped roof form with rooflights to the eastern side elevation. The application has been assessed on the basis of the submitted details, together with the planning history of the site, available images and photographs. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

The application site is part of an unclassified settlement which for the purposes of planning policy is therefore in the countryside. Policy 28 of the HDPF relates to house extensions in the countryside, stating that extensions should not be disproportionate to the size of the existing dwelling and should also be in keeping with the scale and character of the existing dwelling.

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 proposed dormers and rooflights would be well contained within the existing roof slope and are of a scale that would not appear unduly dominant or intrusive in views from surrounding properties and land. The proposal is considered to maintain the character and appearance of the host building and would have no wider adverse visual impacts, in accordance 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 scale and siting of the proposed roof extensions / alterations and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. It is considered that the additional openings would not create any intrusive views of neighbouring properties and land which would be unusual or unexpected in a location such as this, and no unacceptable loss of privacy would arise. The amenity impacts are therefore considered acceptable and in accordance with the above policy.

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 and finishes of all new external walls, windows and roofs of the development hereby permitted shall match in type, colour and texture those of the existing building.

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/24/0914
(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	NONE	17.06.2024
Block plan		NONE	17.06.2024
Elevation plan	Existing	NONE	17.06.2024
Floor plan	Existing	NONE	17.06.2024
Location plan		NONE	17.06.2024
Floor plan	Proposed	NONE	17.06.2024
Roof plan	Existing and proposed	NONE	17.06.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 20/08/2024

Authorising Officer sign/initial Guy Everest Date: 21.08.2024