Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/1738
11 Holly Close, Horsham, West Sussex, RH12 4PA

DESCRIPTION:
Demolition of existing conservatory and side porch, and erection of a two storey side extension.

RELEVANT PLANNING HISTORY:

DC/05/0908	Porch	Application Permitted on 09.06.2005

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

North Horsham Neighbourhood Plan
North Horsham has not been designated 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:
No objection.

Representations:
4 representation were received (from 2 individual addresses) objecting to the proposal for the following reasons:-

- The extension is too large for the plot and would be overbearing in an small residential area with tight boundaries.
- Loss of light.
- Overlooking.

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 the demolition of existing conservatory and side porch, and erection of a two-storey side extension.at 11 Holly Close, Horsham. 11 Holly Close is end terrace two story property that is contemporary in design and set back Holly Close. Holly Close itself is a residential street which is primarily made up of terraced and semi-detached properties in a similar architectural fashion to that of 11 Holly Close.

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

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 development is for the demolition of existing side conservatory and porch to allow the erection of a two-storey side extension with pitched roof. The extension would be set back from the host building at first floor level, creating a lowered ridgeline at roof level. The external materials would match the existing. The proposed design would sufficiently reflect the host building and wider terrace row, with the scale and form considered acceptable.

The siting would retain separation from the side boundary but there would be a loss of openness around the existing (end-terrace) property, and this would be clearly visible in views along Holly Close. In views from the east the extension would reduce the visual separation between the application site and neighbouring development to the north. This separation is though partly offset by the presence of Medway Court to the rear, which as existing is clearly seen between opposing properties on Holly Close. As a result, the two-storey side extension would, from the east, be seen against the backdrop of Medway Court and would not be considered to visually encroach into an open gap. There would remain an appreciable area of central landscaping, which is not accessible to vehicles, and which would continue to provide a clear sense of openness around the extended building and those surrounding. It is therefore considered that while increasing the scale and mass of the existing dwelling the proposal would not result in any harmful loss of openness, with the prevailing character of the locality preserved.

The proposal is therefore 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 retained separation between the extended dwelling and properties to the north, from where concerns have been raised, would be approximately 7.9 metres. It is considered that this separation together with the scale and siting of the extension would be sufficient to ensure no unacceptable harm to neighbouring amenity, with ground and first floor windows to the front of neighbouring properties continuing to receive acceptable light and outlook. The proposal would not introduce any views of neighbouring properties or land which would be unusual or unexpected in an established residential location such as this, and no intrusive loss of privacy would result from the scheme.

It is therefore considered that the siting and layout of the proposed extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity, 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/23/1738
(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
Plans	Site Location, Block Existing and Proposed Plans	SM01	15.09.2023

DELEGATED

Case Officer sign/initial J.Burrowes Date: 08/11/2023

Authorising Officer sign/initial Guy Everest Date: 15.11.2023