Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1049
Amberley House , Gordon Road, Horsham, West Sussex, RH12 2EF

DESCRIPTION:
Erection of a single storey infill extension to rear of garage, replacement of windows and external doors. Installation of solar panels to rear roof slope, air source heat pump, EV charging point and replacement driveway.

RELEVANT PLANNING HISTORY
None relevant

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 34- Cultural and Heritage Assets

Horsham Blueprint Business Neighbourhood Plan 2019-2036
Policy HB3: Character of Development
Policy HB4: Design of Development

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.

HDC Design and Conservation: No objection.

HDC Environmental Health: No objection.

Parish Comments:
No objection.

Representations:
1 letter of representation received in support of the application.

1 letter of representation received with the following comments:

- No objection to the air source heat pump being at ground level.
- No objection, providing the air source heat pump is located to the front of the property.
- Objecting to the application if the air sour heat pump can be seen or heard.

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 has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties, available images and photographs supplied by the agent. 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.

Policy 34 of the HDPF seeks to conserve, sustain and protect the cultural and heritage assets that are within the district. It ensures that development within conservation areas is consistent with the special character of buildings and areas of which they are located within. Areas and buildings that fall under conservation, Listed Building designations or are approximate to them will be protected from inappropriate development which will harm the character and setting of the area / building.

Policy HB3: Character of Development of the Horsham Blueprint Business Neighbourhood Plan states that – “Development is expected to preserve and enhance the Character Area in which it is located. The design of new development should take account of the local context and reflect the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area. Innovation in design will be supported, however, where this demonstrably enhances the quality of the built form in a character area.”

Policy HB4: Design of Development of the Horsham Blueprint Business Neighbourhood Plan states that – “Development is expected to demonstrate a high quality of design, which responds and integrates well with its surroundings.”

The application seeks planning permission for the erection of a single storey infill extension to rear of garage, replacement of windows and external doors. Installation of solar panels to rear roof slope, air source heat pump, EV charging point and replacement driveway.

The proposed infill extension to the rear of the garage would reflect existing elements of the host dwelling and given the modest scale would not be out of keeping with either the existing building or properties in the surrounding area. In views from the adjoining neighbouring property, the extension is considered to be of an appropriate design, form and scale, appropriate to the character and appearance of the existing dwelling.

The replacement windows and external doors would improve the weather proofing and thermal efficiency of the building without adversely affecting the character and appearance of the existing property or wider area, both of which would be preserved. The proposed front entrance represents a clearly subservient addition which would not appear incongruous in views along Gordon Road.

The solar panels would be well contained within the north-eastern roof slope and given the modest projection from the plane of the roof and their siting the additions would not appear intrusive or unduly dominant additions to the building or wider surrounding area. The proposal is therefore considered to be sufficiently sympathetic to the visual amenities of the site and wider surrounds so as to prevent any significant adverse impact.

The application also seeks planning permission for the installation of an external air source heat pump and an EV charging point to the side elevation of the existing garage. The scale and siting of the heat pump and charging point would not be readily visible in views from adjoining properties or land and there would be a neutral impact on the character and appearance of the site.

The application also includes replacement of the existing driveway from tarmac to porous resin-bound gravel. The alterations would facilitate ease of access for vehicles into the site, with the proposed porous resin-bound gravel integrating well with the existing fabric of the site and not resulting in a significant adverse impact on the character and appearance of the site.

The totality of 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, and no adverse impact on the setting of the conservation area would arise. 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 extensions and alterations and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

The Council's Environmental Health Team has reviewed the application details and have advised that the siting of the heat pump is well screened with the manufacturer's specification such that no adverse impact on neighbouring amenity would be expected. There are no reasons to take a different view with a condition recommended to ensure the development takes place in accordance with the submitted details.

It is considered that the scale, nature and siting of the solar panels would be sufficient to prevent any significant impact on the amenities of adjoining occupiers, with the panels designed to absorb rather than reflect light.

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

Policy 35 of the HDPF states that development will be supported where it makes a clear contribution to mitigating and adapting to the impacts of climate change and to meeting the District's carbon reduction targets. Measures which should be used to mitigate the effects of climate change includes improved energy efficiency in new developments; and the use of decentralised, renewable and low carbon energy supply systems.

The installation of solar PV panels and a heat pump are considered to aim to reduce the applicant's dependence on centralised and carbon-based energy by introducing the use of decentralised renewable energy, contributing to the efficient and sustainable use of resources. This would be a clear benefit of the scheme and would be supported by the above policy.

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. The driveway and external cladding shall strictly accord with those details set out in email correspondence dated 29.08.2024.

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).

4 **Regulatory Condition**: The hear pump hereby permitted shall be installed in strict accord with the Air Source Heath Pump Dimensions and Sound Power detailed in the Manufacturer Specification received on 19.08.2024. The unit shall thereafter be retained and maintained in accordance with these details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of neighbouring residential 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/24/1049
(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 plan	Location Plan	NONE	09.07.2024
Site plan	Proposed Site Plan	410_PR000 REV C	20.08.2024
Floor plan	Existing	00	09.07.2024
Elevation plan	Existing	00	09.07.2024
Floor plan	Proposed	410_PR100 REV C	20.08.2024
Roof plan	Proposed	410_PR101 REV B	09.07.2024
Elevation plan	Proposed North East and South West Elevations	410_PR200 REV C	20.08.2024
Elevation plan	Proposed South East and North West Elevations	410_PR201 REV C	20.08.2024
Supporting Docs	Air Source Heat Pump Manufacture Specification	NONE	19.08.2024
Design & Access Statement	Design & Access Statement		09.07.2024
Supporting Docs	Email Correspondence (re: driveway materials)	NONE	29.08.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 04.09.2024

Authorising Officer sign/initial Guy Everest Date: 06.09.2024