Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0471
61 Millfield, Southwater, Horsham, West Sussex, RH13 9HT

DESCRIPTION:
Demolition of garage and erection of a 2 storey side extension.

RELEVANT PLANNING HISTORY:

HR/98/80	Garage. (From old Planning History)	Application Permitted on 12.06.1980
HR/58/79	Two storey extension. (From old Planning History)	Application Permitted on 13.06.1979

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

Southwater Neighbourhood Development Plan (SNDP) 2019 - 2031:
SNP9 – Home Standards
SNP14 – Adequate Supply of Car Parking
SNP16 – Design

Southwater Parish 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:
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
This application is for the Demolition of garage and erection of a 2 storey side extension at 61 Millfield Southwater, Horsham, West Sussex. 61 Millfield is a detached property set back from the road via a driveway at the end of a small cul-de-sac. Properties on Millfield share a cohesive architectural style between dwelling house with their being a mix of dwelling house types. There has been some development to the cul-de-sac since the initial build of the properties with the neighbouring property of 63 Millfield having a similar extension approved in 1997.

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. This is reflected by Policy SNP16 of the SNP, which advocates for design to be of high quality.

The proposed development is for demolition of garage and erection of a two-storey side extension incorporating a projecting gabled section and a new central pitched roof form. This approach would reflect elements of the existing building and the adjoining properties, a number of which have been previously extended in a broadly comparable manner to that proposed by this current scheme. Taken as a whole 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.

It is 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.

Additional windows are proposed to the front, side and rear elevations. Both front and rear windows are not envisaged to create views that would be unexpected in a built-up residential area such as this and are considered to be acceptable. The ground floor side elevation window is considered to be appropriate and one which would not of harm to the amenity of the neighbouring dwelling. It is recommended a condition is affixed to obscure the glass on the first floor west-side elevation windows in order to protect both dwellings from invasion of privacy as this part of the side elevation moves closer to the neighbouring property.

Impact on Parking Provision

Policy 41 of the HDPF states that adequate parking and facilities must be provided within developments to meet the needs of anticipated users. Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere or the need for the development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

Policy SNP14 states that development which would result in the loss of a garage will be refused unless the applicant can provide an alternative parking space elsewhere within the curtilage of the dwelling, and that proposals that would result in the creation of additional bedroom space at existing dwellings should also include increases in parking spaces within the curtilage of the dwelling to the same level as if it were a new dwelling unless this is not practically possible.

The dwelling house is within Southwater, which using West Sussex County Council Guidance on Parking at New Developments (September 2020) indicates that the area is under PBZ(2). At face value, there is provision for 3 parking spaces, with the garage accommodating 1, and the driveway able to accommodate 2.

The development will see the garage converted to a store, which will cause the addition / loss of 1 parking spaces. PBZ(2) requires that for a 4 bedroom home, there is required to be 2.7 off road parking spaces.

The Manual For Streets (2007) recommends that garage spaces are 6m x 3m for the use of parking a vehicle. As the existing garage does not meet these measurements, it is likely that the garage is used for other purposes than for storing a vehicle and therefore the loss of the space has already occurred. Therefore, the existing provision for parking at this address is for 2 vehicles (and a shortfall of 0.7 spaces). In this instance it is not apparent that any displaced parking would result in harm to amenity, highway safety or the highway network, with the development retaining the existing parking provision.

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:** No part of the development hereby permitted shall occupied until the first-floor windows on the western (side) elevation, as shown on drawing no. MB01, have been fitted with obscured glazing. No part of those windows that are 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 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/24/0471
(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 & Block plan	and Existing and Proposed plans and elevations	MB 01	26.03.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 23/05/2024

Authorising Officer sign/initial Guy Everest Date: 29.05.2024