Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0519
Crooked Chimneys, Wimland Road, Faygate, RH12 4SR

DESCRIPTION:
Erection of a two-storey rear extension (Revision of DC/21/1700).

RELEVANT PLANNING HISTORY:

DC/21/1700	Erection of a two-storey rear extension.	Application 10.09.2021.	Permitted on
DC/17/1427	Proposed erection of single storey side extension to existing detached garage	Application 18.08.2017.	Permitted on
DC/17/0248	Proposed 2-storey extension	Application 03.04.2017.	Permitted on
DC/16/0500	Proposed single storey triple garage within the curtilage of the property (Certificate of Lawful Development - proposed)	Application 28.04.2016.	Permitted on

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

Rusper Neighbourhood Plan (2018-2031):
Policy RUS1: Spatial Plan
Policy RUS3: Design

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
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

Policy 28 of the HDPF supports development outside the defined built-up area boundaries that can be accommodated appropriately within the curtilage of the existing dwelling. Replacement dwellings should not be disproportionate to the size of the existing dwelling, with extensions also in-keeping with the scale and character of the existing dwelling. The cumulative impacts 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.

A series of extensions and alterations to the dwelling have been previously granted planning permission under ref: DC/17/0248. This current application is essentially a revision of DC/21/1700, which permitted a two-storey rear extension, with the alterations including an enlarged front porch, replacement of bi-folding doors with sliding doors, relocation of the dormer window and raised eaves of the new roof.

The proposed extensions would represent an appreciable increase in mass and bulk, most notably to the rear of the host building. The proposed form and design would though reflect elements of the existing with the resulting building not disproportionate to the size of the plot. The proposal would create a large house set within substantial grounds, and this would not be atypical of the locality. It is considered that taken as a whole, the proposal is of a design, form and scale which would be 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 considerable separation from neighbouring properties and land would be sufficient to prevent any significant impact on the amenities of adjoining occupiers, 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 to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

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).

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/24/0519

(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
Roof plan	Proposed	C020-PL.010-02 REV A	03.04.2024
Section plan	Proposed	C020-PL.020-01 REV A	03.04.2024
Elevation plan	Proposed	C020-PL.030-01 REV A	03.04.2024
Floor plan	Existing	C020-S.010-01	03.04.2024
Roof plan	Existing	C020-S.010-02	03.04.2024
Section plan	Existing	C020-S.020-01	03.04.2024
Elevation plan	Existing	C020-S.030-01	03.04.2024
Supporting Docs	Application Form	NONE	03.04.2024
Location plan		NONE	03.04.2024
Floor plan	Proposed	C020-PL.010-01 REV A	03.04.2024
Site plan	Proposed	C020-PL.000-02 REV A	03.04.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 21.05.2024

Authorising Officer sign/initial Guy Everest Date: 29.05.2024