DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1951
Sunnymead , Nuthurst Street, Nuthurst, West Sussex, RH13 6RG

DESCRIPTION:

Erection of a single storey infill extension, single storey rear extension and new front porch. Infill of existing dormers to southern elevation and installation of solar PV, revised fenestration and roof terrace.

RELEVANT PLANNING HISTORY:

DC/17/0745	Proposed part loft conversion with new dormer window to side elevation	Permitted on 22.05.2017
N/45/00	Demolition of existing extensions and outbuilding erection of a single storey extension and dormer windows	Permitted on 20.09.2000

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

Nuthurst Neighbourhood Plan
Policy 10 Housing Design

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles

Parish Design Statement:
Supplementary Planning Document 2016 to the Nuthurst Parish Neighbourhood Plan

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk.

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:

Nuthurst Parish Council: The Parish Council have no objection to this application.

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 relates to house extensions and outbuildings in the countryside, stating that extensions should not be disproportionate to the size of the existing dwelling, and should be in keeping with the scale and character of the existing dwelling. The policy also states that the cumulative impact 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.

Policy 10 of the Nuthurst Neighbourhood Plan states that *"The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings. In*

the High Weald Area of Outstanding Natural Beauty, proposals must avoid any significant detrimental effect on its landscape and natural beauty."

The existing property is in close proximity to a public right of way, running to the south of the site, with open countryside beyond this. The site has previously been extended and three dormers run along the southern elevation roof slope.

The proposal includes two single storey rear extensions, with part pitched roofs. The materials, other than the aluminium fenestrations, match the existing property. The extensions remain suitably subservient in the context of the main dwelling. The part pitched roof reflects the existing buildings design.

The combined dormer will result in a bulkier appearance at roof level; however, the depth and heights of the dormers would not exceed the existing and would appear similar from the street scene. The addition of solar panels at roof level is also considered a benefit to the merge. On balance it is not considered the proposed dormer would be of such a significant change to the existing that it warrants refusal.

Changes to the front (eastern) elevation will give the property a more modern appearance. Within the relatively eclectic streetscene design this is not considered to cause unacceptable harm to the character and appearance of the area.

The proposal contains a number of fenestration changes reflecting the more contemporary design of the porch and extensions. The front porch windows are to be aluminium of a uniform colour. The proposed doors are to be aluminium of a uniform grey or black colour or UPVC white. The proposed window material has been confirmed by the agent to match the existing and therefore are to be UPVC white. It is not considered necessary to secure the colour of the proposed doors or porch fenestration as a variation of this nature would not be out of place on a residential property.

The proposal would be a clearly subservient addition and 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.

A privacy screen on the roof terrace, as shown in the approved plans, has been secured by condition to ensure neighbouring amenity is retained. A condition has also been recommended to prevent the use of the infill extensions flat roof.

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.

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.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

Other Matters:

The proposal is not considered to have an unacceptable impact on the public right of way. The development introduced would be set back from the curtilage boundary and remains residential in appearance.

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-Use Condition**: The roof terrace hereby permitted shall not be first brought into use until the glazed privacy screen of 1.8 metres in height shown on the proposed drawing D2426-351 (A) has been fully installed on the northern boundary of the terrace. The glazed privacy screen shall be obscured or opaque and shall thereafter be retained.

Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: Access to the flat roof over the extension labelled single storey rear infill extension on approved plan references D2426-250, D2426-251, and D2426-351(B) shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with Policy 33 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on approved plans reference D2426-350(B) and D2426-351(B) and the email dated 07.02.2025.

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/24/1951
(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 Elevations	D2426-350(B)	07.02.2025
Elevation plan	Proposed Elevations	D2426-351(B)	07.02.2025
Location & Block plan	Existing: Site Location & Block Plans	D2426-100	16.12.2024
Floor plan	Proposed Ground & First Floor Plan	D2426-250	16.12.2024
Roof plan	Proposed Roof Plan	D2426-251	16.12.2024
Location & Block plan	Proposed: Site Location & Block Plans	D2426-150	16.12.2024

DELEGATED

Case Officer sign/initial Alice Johnson Date: 10.02.2025

Authorising Officer sign/initial Tamara Dale Date: 10.02.2025