Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0407
7 Silver Birches, Small Dole, West Sussex, BN5 9YT

DESCRIPTION:

Removal of existing conservatory and erection of single story rear and side extensions. Erection of two-story front porch. Extension of hardstanding to front driveway.

RELEVANT PLANNING HISTORY

None relevant

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

Upper Beeding Parish Neighbourhood Plan (UBPNP) 2018-2031:
Policy 8 - Design Standards for New Development

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

Arboriculture Specialist: No Objection

The property backs onto a section of woodland subject of a Tree Preservation Order (ref: TPO/1466). Access for development would be from the front of the property and not foreseeably require any operations in comparatively close proximity to the rear boundary.

There are no other remaining trees of landscape significance within or close to the foreseeable area of associated development processes.

South Downs National Park: No Comment

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: Objection

Not in keeping with the street scene

Representations:

Initially, 3 Representations were received from two addresses, along with one anonymous representation. After a description amendment and procurement of another related plan, an additional 2 representations were received from past contributors.

- Impact on drains
- Impact on South Downs National Park
- At odds with the established character of the area
- Bulky and out of scale
- Out of keeping
- Construction noise and impact on wildlife
- Loss of trees
- Impact on woodland

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 removal of existing conservatory, erection of front porch, two storey front, and single storey rear and side extensions at 7 Silver Birches, Small Dole, West Sussex. 7 Silver Birches is a large two storey, contemporary dwelling set slightly back from Silver Birches and accessed via a small, shared, private driveway. Properties on Silver Birches are predominately of a similar ilk being late 20th century builds with architectural cues reflective of mock-Tudor and Arts and Crafts designs. 7 Silver Birches along with the 2nd neighbour to the east (Kingswood) look more contemporary compared to neighbouring dwellings as there is a lack of the features that code them as dwellings inspired by Arts and Crafts / mock-Tudor homes.

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

Policy 32 and 33 of the HDPF seeks 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 8 of UBPNP runs in accordance with HDPF Policies 32 and 33, seeking scale, density, massing, height, layout, materials and landscaping of new development be aware of the surrounding area. Development will be supported where the Parish Design Statement is reflected in a proposal and takes into account the vernacular and character of Upper Beeding Parish.

The proposed development is for the removal of existing conservatory, erection of front porch, two storey front, and single storey rear and side extensions at 7 Silver Birches, Small Dole.

The first part of the proposal sees the existing conservatory removed and replaced a by an 'L shaped', wrap around, single-storey extension to the side and rear. This proposal is 8.7m depth (maximum), 8.7m width (maximum) with a crown roof height of 3m. Two sky lanterns are proposed to serve the ground floor extension. The material choice is to match the existing building and though a large addition to the dwelling, would sit appropriately within the curtilage of the dwellinghouse.

The rear garden also features a small amount of hardstanding laid in order to square off and neaten the garden along with new steps and planters.

A large amount of hardstanding is laid to the front of the property which creates a larger driveway at the expense of the removal of large portion of the existing front garden. Whilst this does detract from the green space at the front of the property and replaces it with hardstanding, it considered that the existing driveway is quite small for the property's size. It is also considered that there are driveways which are larger than the one that is existing at 7 Silver Birches and this proposal would be in line with those.

The development also sees the erection of a large two-storey front extension to the dwelling. This would roughly match the existing front most elevation being 5.9m width and set slightly back from the front most elevation. The height of the proposed would match the existing gable end roof at the front elevation at 7.35m. A timber clad porch is also proposed, 3.9m in width, 2.9m in height and 1m depth. Additional fenestration is also proposed for the front extension that are predominantly centred and run the height of the proposed extension. These would follow the contours of the pitched roof. This would provide a modern, contemporary finish to the building.

The Council recognises the representation receives and acknowledges them. The proposals existing finish is already contemporary and is not envisaged to visibly detract from the character of the existing dwelling nor the surrounding area. Though a larger front extension is proposed, it is considered that this can be accommodated by the property and one that has been established in the close. Whilst the works to the front driveway increase the surface area of hardstanding, the existing driveway is small for a property of this size. It would be considered that the works allow for an appropriate driveway which should not detract from the existing openness and green space of the close as a large green space is maintained close to the property. It is also thought that other driveways on the close are akin to the proposed. Works

Whilst this front extension would provide a modern and overtly contemporary finish to the existing dwelling, it is considered that the existing dwelling does not reflect the same elements of mock-Tudor / Arts and Crafts inspired dwellings. 7 Silver Birches is already of a much more simple, contemporary finish much like Kingswood which it neighbours. Kingswood also has similarities with the proposed extension which aids the acceptability of the proposed works. There are also examples of large amounts of glass that run to eaves of roofs within the vicinity.

The proposal would be am appropriately 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.

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.

Other Matters

Though a loss of a tree is noted, it is not considered relevant for this planning application. The driveway would have to abide with relevant building regulations regarding permeability. Construction works to the property are considered temporary and would not be envisaged to disrupt the neighbouring amenity for a length of time that would be detrimental to the area. The Arboriculture Officer did not consider the work to be harmful to the surrounding TPO. Property values are not a material planning consideration.

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/24/0407
(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
Floor plan	Existing and Proposed Frontage	P013 Rev P3	10.07.2024
Location plan	Site Location Plan	P001 Rev P1	26.04.2024
Block plan	Proposed Block Plan	P002 Rev P2	15.03.2024
Floor plan	Existing Ground Floor Plan	P003 Rev P2	14.03.2024
Floor plan	Existing First Floor Plan	P004 Rev P2	14.03.2024
Roof plan	Existing Roof Plan	P005 Rev P2	14.03.2024
Elevation plan	Existing Elevations	P006 Rev P2	14.03.2024
Elevation plan	Existing Elevation	P007 Rev P2	14.03.2024
Floor plan	Proposed Ground Floor Plan	P008 Rev P6	14.03.2024
Floor plan	Proposed First Floor Plan	P009 Rev P6	14.03.2024
Roof plan	Proposed Roof Plan	P010 Rev P6	14.03.2024
Elevation plan	Proposed Elevations	P011 Rev P2	14.03.2024
Elevation plan	Proposed Elevations	P012 Rev P2	14.03.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 08/08/2024

Authorising Officer sign/initial TDale Date: 12/08/2024