DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1651
Pimperne, Broadwater Lane, Copsale, West Sussex, RH13 6QW

DESCRIPTION:
Conversion of loft into habitable accommodation with the addition of 3 dormers and the retrospective alteration of external material from red brickwork to stone walling and render.

RELEVANT PLANNING HISTORY:

DC/23/1737	Erection of a single storey rear extension (Lawful Development Certificate - Proposed)	Application Permitted on 06.11.2023
DC/14/1539	Erection of single garage and store	Application Permitted on 18.09.2014
DC/12/0174	Single storey extensions to existing bungalow and upgrade existing access from pedestrian to vehicular, open porch and flue to wood burner	Application Permitted on 13.03.2012

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 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 Parish Neighbourhood Plan 2015-2031:
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
Policy 45: Replacement Dwellings and House Extensions in the Countryside

Nuthurst Parish Council 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:
One objection received by neighbour with the following concerns:-

- Lack of capacity of existing septic tank of the dwellinghouse of Pimperne and currently releasing excess water and sewage

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:

Character and Appearance

Policy 28 of the HDPF seeks to ensure development in the countryside, including house extensions, to accommodate appropriately within the curtilage of the existing dwelling. The policy also requires house extensions in the countryside to respect the scale and character of the existing dwelling.

Policies 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 10 of the NPNP seeks to ensure the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, to reflect the architectural and historic character and scale of the surrounding buildings, including through the use of high quality building materials and finishes and include high quality landscaping.

This proposed development is for the conversion of loft into habitable accommodation with three dormers, one to the front and two to the rear, and for the retention of updated ground level materials, which have moved from red brickwork to stone and render.

The application site forms part of a small cluster of residential development in an otherwise rural countryside location. The existing surrounding development is predominantly detached dwellings of varying design, form and scale. In this context there is no objection to the change in materials, which do not appear intrusive or out of keeping, with examples of similar materials already present in the immediate vicinity of the site. The proposed dormers would be modest additions, well contained within the front and rear roof slopes and of a design and form which is reflective of the existing building.

It is noted that the property has been previously extended, as is referenced in a representation received on the application. The resulting scale and proportions of what would be a chalet bungalow would not though appear excessive or disproportionate to either the existing plot or in relation to the pattern of surrounding development.

The extensions and alterations, as a whole are 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.

The dormers would be modest additions which would not result in any unacceptable harm to neighbouring amenity. The dormers would primarily overlook the front and rear of the application site and would not introduce a level of overlooking which would be unexpected in a rural location such as this. It is not considered that any harmful loss of privacy would be create by the first-floor openings, and no unacceptable harm in this regard would result. The change in external materials at ground floor level would have a neutral impact on neighbouring amenity.

It is therefore 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.

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

It is noted that concern has been raised in respect of the scale of the dwellinghouse now present on the site, the related occupancy levels and the impact on the capacity of the existing foul sewage arrangements. There is no evidence to suggest an additional bedroom, as would result from the proposal, could not be accommodated within the existing sewage arrangements, with the applicant suggesting that the issue identified is a consequence of blockages on highway land / culverts. It is not considered, based on the available information, that further details of drainage arrangements would be required as part of this planning application.

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, approved plans and email correspondence dated 6 November 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).

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/24/1651
(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		PBWIC/PAD/1.1	23.10.2024
Floor plan	Existing and Proposed Ground	PBWIC/PAD/1.2	23.10.2024
Floor plan	Proposed First	PBWIC/PAD/1.3	23.10.2024
Roof plan	Existing and Proposed	PBWIC/PAD/1.4	23.10.2024
Elevation plan	Existing and Proposed Front and Side	PBWIC/PAD/1.5	23.10.2024
Elevation plan	Existing and Proposed Rear and Side	PBWIC/PAD/1.6	23.10.2024
Supporting Docs	Email Correspondence re: materials	NONE	06.11.2024

DELEGATED

Case Officer sign/initial Joshua Lee Date: 12.12.2024

Authorising Officer sign/initial Guy Everest Date: 18.12.2024