Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0839
Staples , Staples Barn Lane, Henfield, West Sussex, BN5 9PR

SITE LOCATION & DESCRIPTION:
Extend roof to form hipped gable with Sussex Barn hip to front (East). New fenestration to front elevation and addition of 4 no roof lights. Enlargement of window opening on rear (West) dormer to form French doors with Juliet balcony. Erection of an open sided timber frame front

RELEVANT PLANNING HISTORY:

HF/12/82	Conversion of roof space into rooms and erection of a single storey extension at rear.	Approved on 07.04.1982

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

Henfield Neighbourhood Development Plan
Policy 12- Design Standards for New Development

Henfield 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
Staples is a single storey dwellinghouse with a large single-storey rear extension and a rear dormer providing a first-floor room in the roof. Within the immediate area dwelling design varies considerably with both single and two storey properties side by side. Staples a single storey dwelling lies between the two-storey properties at the The Copse and Three Chimneys.

Permission is sought to extend the existing hipped roof to raise the ridge and create a front facing a barn-end roof form. New fenestration is also proposed to the front elevation, along with the addition of four rooflights (two on the side elevations and two on the extension roof). Permission is also sought to enlarge the rear dormer window to create French doors with a Juliet balcony. In addition, the erection of an open sided timber frame porch is also proposed.

The plans also show other alterations to fenestrations. A north elevation door is to be converted to a window and two new windows are proposed to the south elevation. These have not been explicitly addressed in the description. The addition of ground floor side elevation windows can be carried out without the need to submit a planning application. Given the property is a single storey dwellinghouse it is considered that the addition of side windows could likely be carried out through permitted development rights. As such the Local Planning Authority have not deemed it necessary to alter the description nor deem the lack of change or re-consultation to prejudice any parties.

The main considerations in assessing this application are its design and appearance and its impact on neighbouring amenity. 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

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 12 of the Henfield Neighbourhood Plan states that development proposals will be supported where their design and detailing meet the relevant requirements of the Henfield Parish Design Statement. In addition, the scale, massing, density, height, landscape design, and materials of development should be of a high quality and reflect the architectural and historic character and the scale of surrounding buildings and street scene.

The proposal would create a raised ridge and a front gable providing additional accommodation within the resulting roofspace at first floor level. While the additional bulk at roof level would be appreciable

the surrounding area is varied in form and design, with two-storey properties already present in the immediate vicinity of the site. In this context it is considered that the proposed form and raised ridge height would not appear unduly dominant or incongruous, with the resulting building in keeping with the established character of the area. The proposed materials are considered acceptable in this location.

In the context of the surrounding area, 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 significantly 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.

Policy 12 of the Henfield Neighbourhood Plan states that development should respect the amenities of occupiers/users oof nearby property and land.

The additional height and bulk to the front of the dwelling would retain separation from side boundaries, with the siting and projection in relation to the southern neighbour not of a nature which would lead to any unacceptable impacts.

The northern neighbour features first floor side openings with a dormer for which there is no planning history (but which given the external materials would not constitute permitted development). These openings are high level with the presence of a side hip such that it is considered sufficient openness would be retained between the side dormer and extended host building.

The rear dormer would be altered to include a Juliet balcony. The absence of an external platform would largely prevent direct views into adjoining properties and land, with the resulting arrangement not unusual or unexpected between residential dwellings. The height and angle of the proposed rooflights would prevent any direct downward overlooking. The proposal also includes new window openings at ground floor level to the side (southern) elevation. These windows would not require planning permission in their own right but it is noted that the potential for harmful overlooking is minimised by their ground level siting and the intervening boundary treatment.

Overall, 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.

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).

4 **Regulatory Condition:** Access to the rear flat roof 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).

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/24/0839
(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 plan		none	31.05.2024
Block plan		none	31.05.2024
Floor plan	Existing floor and roof	24-P05-10	31.05.2024
Elevation plan	Existing	24-P05-20	31.05.2024
Floor plan	Proposed and roof	24-P05-60	31.05.2024
Elevation plan	Proposed	24-P05-70	31.05.2024
Details plan	3d images	24-P05-90	31.05.2024
Supporting Docs	Application Form	NONE	31.05.2024

DELEGATED

Case Officer sign/initial Alice Johnson Date: 26/07/2024

Authorising Officer sign/initial Guy Everest Date: 29.07.2024