Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0758
64 Bedford Road, Horsham, West Sussex, RH13 5BH

DESCRIPTION:
Conversion of loft into habitable living space and installation of velux and rooflight. Alter flat roof to pitched lean-to roof with velux windows on ground floor

RELEVANT PLANNING HISTORY:

DC/09/1991	Raising and alteration to roof to create additional living accommodation in roof space and alteration to existing single storey rear flat roof to create pitched roof over proposed ground floor dining area	Application Permitted on 10.12.2009

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

Horsham Blueprint Business Neighbourhood Plan (HBBNP) 2019 - 2036:
Policy HB3 - Character of Development
Policy HB4 - Design of Development

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 objections

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

This application is for the conversion of loft into habitable living space and installation of velux and rooflight; alter flat roof to pitched lean-to roof with velux windows on ground floor at 64 Bedford Road, Horsham, West Sussex. 64 Bedford Road is a mid-terrace Victorian property on a rectangular shaped plot in a row of four dwellings situated on the north side of Bedford Road and is within the built-up area of Horsham Town.

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

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 HB3 and HB4 of the HBBNP cover the design and character of development within Horsham which is supported by the neighbourhood councils of Forest, Denne and Trafalgar. It advocates for high quality design and construction that integrates with its surroundings whilst minimising impact on natural environments. It should reflect the character and architectural forms of the area in order to protect against inappropriate design.

The proposed development is for conversion of loft into habitable living space and installation of velux and rooflight; alter flat roof to pitched lean-to roof with velux windows on ground floor at 64 Bedford Road, Horsham. The conversion of the roof is similar to the works proposed under approved application DC/09/0543 (Raising and alteration of existing roof and void to create additional living accommodation to second floor (resubmission of refused application DC/08/1757) at 68 Bedford Road. Design elements have been lifted from DC/09/0543 and emulated on this application.

The works sees the current main butterfly roof replaced by a flat roofed loft conversion which is recessed behind the existing parapet wall on the front elevation. This work increases the roof height by around 1m and is set back from the front elevation by around 0.7m. The existing butterfly roofs of the terrace houses are obscured by the parapet wall and so give an appearance from the ground of a flat roof. The extension does raise the roof height of the existing dwelling and eclipses the parapet wall, however from the ground, the roof extension would be mostly sheltered from public view due to the parapet wall affording coverage. This is judged to be suitable and one which would not harm the existing character of the building or wider street scene, judged to be in step with 68 Bedford Road.

To the rear, the ground floor flat roof is changed for a pitched roof with skylights. This is judged to be acceptable.

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 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.

An additional story is proposed which would primarily have views of the rear garden. This may have effect of having views into neighbouring gardens. However, in a built-up area such as this, views generated would not be considered to be materially harmful or unexpected and the same in affect to the existing views.

Two windows which have been indicated as serving bathrooms will be obscured to ensure privacy.

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 **Pre-Occupation Condition**: No part of the development hereby permitted shall occupied until the window(s) highlighted as opaque on Plan Proposed Floor and Elevation Plans 64-02 have been fitted with obscured glazing. No part of that/those window(s) that are/is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

Reason: To protect the privacy of adjacent occupiers 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/24/0758

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	15.05.2024
Elevation & Floor plan	Proposed	64-02	15.05.2024
Section plan		64-03	15.05.2024
Elevation & Floor plan	Existing	64-01	15.05.2024
Supporting Statement	Property Overview & Supporting Planning Statement	NONE	15.05.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 09/07/2024

Authorising Officer sign/initial Guy Everest Date: 10.07.2024