Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0752
Chalk Hills, Sopers Lane, Bramber, West Sussex, BN44 3PU

DESCRIPTION:
Variation of condition 1 of planning permission DC/23/0615 (Erection of a first-floor extension over existing garage and addition of ground floor bay windows and extension of first floor balcony to the rear) relating to changes to some windows and finishes.

RELEVANT PLANNING HISTORY:

DC/23/0615	Erection of a first-floor extension over existing garage and addition of ground floor bay windows and extension of first floor balcony to the rear	Application Permitted on 14.07.2023

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

Neighbourhood Plan:
The Bramber Neighbourhood Plan was formally made at Full Council on 23 June 2021.
Policy B3- Design of Development

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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.

South Downs National Park Authority: No Comment

Parish Comments:
Objection - Members at Bramber PC objected to the original application as follows "At the meeting of Bramber PC held on 17th May 2023, Members voted to object to the application as the proposed wooden cladding and metal roof were in conflict with the parish design statement and detracted from the local street scene." The re-submitted application does not address any of the above objections; therefore, the parish council submit an OBJECTION to this application. Further objection received 12.07.2024.

Representations:
Two letters of objection received from one address objecting to the addition of windows to the side elevation. The plan departs from that which was permitted.

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 and available images. 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.

This application is a variation of condition 1 of planning permission DC/23/0615 (Erection of a first-floor extension over existing garage and addition of ground floor bay windows and extension of first floor balcony to the rear) relating to changes to windows and finishes. The changes proposed are as follows:

- Balcony under the approved permission sported a full width on the southern elevation, the new proposed plans show that it will be pulled back from the flank elevation and reduced in length with 0.5m increase on the width.
- The approved permission allowed for the replacement of the red roof tiles with zinc, the new proposed plans omit the zinc roof from the new build section (extension over the garage) where it will now sport a timber cladding, with a simplified gutter detail.
- Alterations to the window arrangements have been proposed, the two windows on the southern elevation have been reduced in size. To the eastern elevation the window will be fixed to the first floor and a small tilt window to the ground floor. The western elevation introduces the addition of three windows, the window to the first floor serves a bathroom and has been detailed as obscure glass, the window to the ground floor will also serve a bathroom, a glazed door to the garage has been included.

The proposals have been reviewed and the overall changes would reflect the siting and layout of the existing terrace, with the design, form and scale considered to be in keeping with the approved design with what is considered small scale alterations, which includes the reduction in the balcony length and addition windows which would not detract from the approved plans in so far as to impact the neighbouring properties. The development would be appropriately contained within existing site boundaries and would not result in any harmful loss of openness or create a detrimental appearance to the locality. The visual impact of the proposal is therefore acceptable and in accordance with the above policies.

For these reasons, 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 neighbouring dwelling to the south-west, Hadleigh, comprises a modern design and layout, and incorporates a varied building frontage. As existing, the front elevation of the application site project slightly forward of the most set back frontage of the neighbour (by apx 2.5m). Therefore, it could be perceived that the first floor addition may impact on neighbouring amenity. Plans for the neighbouring dwelling (DC/10/0901) indicate that the first floor windows affected by any increased height do not serve any habitable rooms (a hallway and a balcony to the kitchen) and would not intersect the 45degree line. In additional, no first floor windows are proposed to the side elevation of the addition, save for an obscured unit serving an en-suite which would not introduce any additional opportunity of overlooking. It is considered that this factor would be sufficient to ensure any overlooking was not intrusive and no harmful loss of privacy would result.

It is considered that normal domestic use of the terrace, which would be surrounded by dwellinghouses and associated amenity space, would not lead to excessive or harmful levels of noise or disturbance over and above the existing arrangement, and not to the extent that would warrant refusal of the application. In any case, the proposed revision to this arrangement is considered no more harmful than previously approved under DC/23/0615.

Sufficient distance would be maintained between the dwelling and the neighbours to the north-east, in addition to retained boundary planting, to avoid any harmful impact on neighbouring amenity.

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 must be commenced by the 14.07.2026.

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 approved under DISC/24/0046 unless detail of alternative materials have been submitted and approved in writing by the Local Planning Authority prior to development above ground floor slab level commencing.

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/24/0752

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement		NONE	14.05.2024
Location & Block plan		2307/1	14.05.2024
Floor plan		2307/2/A	14.05.2024
Floor plan		2307/3/A	14.05.2024
Roof plan		2307/4/A	14.05.2024
Elevation plan		2307/5/A	14.05.2024
Elevation plan		2307/6/A	14.05.2024
Elevation plan		2307/7/A	14.05.2024
Elevation plan		2307/8/A	14.05.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 09.07.2024

Authorising Officer sign/initial RHERMITAGE Date: 29.07.2024