Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0919
72 Kings Stone Avenue, Steyning, West Sussex, BN44 3FJ

DESCRIPTION:
Erection of a single storey rear extension

RELEVANT PLANNING HISTORY:

DC/16/1114	Proposed loft conversion	Withdrawn Application on 14.07.2016
DC/17/0103	Removal of existing conservatory and erection of single storey rear extensions	Application Permitted on 01.03.2017
DC/15/1136	Removal of existing conservatory and erection of single storey rear extensions	Application Permitted on 10.07.2015
DC/21/2731	Erection of a single storey side and rear extension.	Application Permitted on 07.02.2022
DC/24/0823	Prior Approval for the erection of a single-storey rear larger home extension, which would project 6.80m from the rear elevation, comprising a maximum height of 4.90m and an eaves height of 2.40m.	Withdrawn Application on 11.06.2024

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

Steyning Neighbourhood Development Plan 2019-2031:
SNDP2- Responsible Environmental Design
SNDP3- Contribution to Character

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.

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

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

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 SNDP2 of the SNDP requires development to be appropriate to their scale and nature to promote responsible environmental design.

The proposed development is for the erection of a single storey rear extension with two rooflights on each side of the proposed rear pitched roof at 72 Kings Stone Avenue, Steyning, BN44 3FJ. A pitched roof is also proposed to be erected at the front of the existing garage replacing part of the current flat roof, and the rear door and window of the garage are proposed to be removed and filled.

The site is located in the Built Up Area of Steyning and its adjacent properties consist of detached bungalows with red brickwork. The footprint would be larger than the existing rear conservatory, but matching materials and a pitched roof are proposed which would be sympathetic to and integrates well with the character and appearance of the existing dwelling. The addition of a pitched roof to the front of the garage is also considered acceptable as it is sympathetic to the appearance of the existing dwelling.

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.

Policy SNDP3 seeks to ensure development contributes positively towards the character of Steyning through respecting neighbouring amenity, and to respond positively and sensitively to the scale, mass, height, building materials and form of neighbouring properties.

There is an existing relationship of overlooking amongst dwellinghouses in the surrounding built up area. An additional single storey extension of such scale and siting would pose a minimal 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 186 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 approved form, approved plans and email correspondence dated 2 October 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).

NOTE TO APPLICANT
This proposed development would be built over an existing sewer. Under H4 of Approved Document H of The Building Regulations 2010, a submission to Southern Water for a permission or 'Self-

Declaration' may be required to build over a public sewer before construction commences. More information on applying for permission can be found at the Southern Water website here:-

https://www.southernwater.co.uk/building-and-developing/our-services/wastewater-services/build-over-a-sewer/

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/24/0919

Schedule of plans/documents **approved**:

Plan Type	**Description**	**Drawing Number**	**Received Date**
Elevation & Floor plan	Roof, as existing	1189/01	19.06.2024
Elevation & Floor plan	Roof, as proposed	12174-1c	12.06.2024
Location plan		NONE	12.06.2024
Block plan		NONE	12.06.2024

DELEGATED

Case Officer sign/initial Joshua Lee Date: 14.10.2024

Authorising Officer sign/initial RHERMITAGE Date: 15.10.2024