DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0127
Redwood House , 63 Cedar Drive, Southwater, West Sussex, RH13 9UF

DESCRIPTION:
Demolition of existing single storey rear extension and erection of a replacement single storey rear extension to an existing outbuilding.

RELEVANT PLANNING HISTORY:

DC/22/1480	Erection of a first floor rear extension.	Application Permitted on 28.09.2022
DC/24/0375	Application to confirm the garage has been converted into living space for purposes ancillary to the main dwelling within the last 4 years (Lawful Development Certificate - Existing)	Application Permitted on 23.05.2024

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

Southwater Neighbourhood Development Plan (2019-2031):
Policy SNP16- Design

Southwater Parish Design Statement 2011

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 46: Ancillary Accommodation

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk.

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:
Two representations have been received, objecting for the following reasons: -

- Additional impacts to parking and traffic
- The construction progress and build quality of the existing rear extension
- Increased risks of damp to the adjacent property
- Discrepancies over dimensions of the existing building
- Risks of overshadowing
- Disturbance as a result of proposed rear door
- The building would be constructed on the site boundary
- The intention of use of the annex
- Noise disruption
- Drainage, guttering and plumbing

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

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 SNP16 of the SNDP requires developments to be of high quality design promoting appropriate design and safety, as well as not causing unacceptable impacts on neighbouring amenity.

The site of 63 Cedar Drive, Southwater is located within the designated built-up area boundary of Southwater and consists of a two storey detached dwellinghouse as well as an ancillary accommodation / outbuilding (formerly a detached garage), which was permitted under a Lawful Development Certificate application DC/24/0375.

The proposed development relates to the erection of a single storey rear extension to the existing single storey detached ancillary accommodation / outbuilding at the application site.

The existing outbuilding consists of render in its external wall as well as a part-pitched, part-flat roof. This proposal would increase its depth to the rear to approximately 8.8 metres, and the roof would be replaced with a dual-pitched tiled roof.

The overall height of the outbuilding and the location of the roof ridge would remain unchanged, and the rear extension would accommodate an additional small room and kitchenette. A ramp with handrails would also be erected at the proposed rear door.

The proposed appearance of the external wall and roof tiles would match that of existing, and the replacement of the part-pitched, part-flat roof would be sympathetic to the character and appearance 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 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.

A site visit has been carried out to the application site and it is noted that the east (side) elevation of the outbuilding currently sits on the site boundary of the adjacent property to the east. The existing flat roof part of the outbuilding was a previous extension, and it currently extends beyond the closest rear wall of the adjacent dwellinghouse. An additional rear extension would further extend the outbuilding beyond the closest rear wall of the adjacent dwellinghouse. The proposed roof overhang would be under 0.07 metres, which is also considered acceptable.

The distance between the rear wall of the proposed rear extension and the window of the nearest neighbouring habitable room would be of an angle that would not result in unacceptable harm to neighbouring amenity through overshadowing.

It is noted that a letter of representation have raised concerns over the proposed noise impacts to the rear door of the proposed extension. It is not considered that the proposed rear door would result in an unacceptable level of noise impacts to the occupiers / users of adjoining properties.

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 193 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 objections have been submitted with a number of concerns have been raised, including concerns over the state of the existing rear extension of the outbuilding. Several elements of objections have been addressed in the above paragraphs, and the use of the existing outbuilding as a detached annex accommodation has been established in previous Lawful Development Certificate DC/24/0375. With the principle of development established and the proposal would not result in any changes in occupancy, no material impacts to parking would result.

Concerns over the proposed drainage and guttering of the proposal have been raised, as the drainage for the existing roof of the outbuilding connects to drainage of the adjoining plot at Camelot Close. According to the proposed elevation submitted to this application, roof drainage from guttering are proposed to be located within the application site.

Furthermore, it is noted that a representation objecting to the proposal raised concerns over the existing depth of the outbuilding not being accurately reflected on the submitted plans. Despite a possible discrepancy of depth of the existing outbuilding, the depth of the proposed outbuilding with a new rear extension would be approximately 8.8 metres. Developments are required to be constructed according to approved plans, and a planning breach could occur should the overall depth, or other aspects of the construction be different to that of approved.

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**: The accommodation hereby permitted shall be occupied solely for purposes ancillary to the accommodation and enjoyment of 63 Cedar Drive, Southwater, West Sussex, RH13 9UF as a dwelling and shall not be used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to 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/25/0127

(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
Elevation & Floor plan	Existing	gb/24/10/02	27.01.2025
Elevation & Floor plan	Proposed	gb/24/10/03	27.01.2025
Location plan		NONE	27.01.2025
Design & Access Statement		NONE	27.01.2025
Block plan	Existing and proposed	gb/24/10/01A	05.03.2025

DELEGATED

Case Officer sign/initial Joshua Lee Date: 01.04.2025

Authorising Officer sign/initial Guy Everest Date: 03.04.2025