Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0217
12 Millfield, Southwater, West Sussex, RH13 9HS

DESCRIPTION:
Erection of a front porch and single storey rear extension.

RELEVANT PLANNING HISTORY:

HR/113/72	Xtns. of porch, kitchen & dining area (From old Planning History)	Application Permitted on 12.06.1972

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

Southwater Neighbourhood Development Plan (SNDP) 2019 - 2031:
SNP9 – Home Standards
SNP16 – Design

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:
Southwater Parish Council objected to the proposal on 07/03/2024 due to the flat roof element.

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 erection of a front porch and single storey rear extension at 12 Millfield, Southwater, West Sussex. 12 Millfield is a semi detached dwelling house with brick and hanging tile finish with a detached flat roof garage. Millfield is a residential road with dwellinghouses of various types. There is a somewhat loose architectural cohesion between dwellings on Millfield with various materials and roof shapes being present.

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

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.

SNP16 advocates for design to be of high quality. Though there is no specific architectural style to Southwater, design should be appropriate and respectful of the neighbouring amenity in terms of privacy, outlook, daylight and sunlight.

The proposed development is for erection of a front porch and single storey rear extension at 12 Millfield, Southwater. The development sees a porch erected at the front elevation of the house with pitched roof. The porch is of a modest size, 2m in depth, 2.8m in width and a height of 3.6m. The external finish is both brickwork and timber cladding. The front door changes from the front elevation to now the side elevation.

At the rear, a flat roofed extension is proposed. The extension is again of modest proportions, 5.4m in width, 3.6m in depth with a roof height of 2.8m. With the roof lantern, the height of the proposal

increases to 3.1m. The side of the extension closest to the boundary with the neighbour has a parapet wall 0.2m in width which is at the same height as the proposal with roof lantern included. The rear extension is timber clad entirely.

Though the rear extension is flat roofed, the proposal would be a subservient addition and 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.

Officers acknowledge the Parish Council's objection on the grounds that the proposal is not complaint with the Neighbourhood Plan's 'flat roof policy'. This refers to the pre-amble to Policy 16 (Design) at 8.4 of the plan, which states '*Flat roofs are not in keeping with the general character and design within Southwater*'. However, the policy itself (16.1(d)) states:

> *'16.1 All development must be of high quality design. In Southwater this means:… (d) Making sure the design of new development actively responds to other properties in the vicinity ensuring no unacceptable impacts on residential amenity occur'*

Given the presence of nearby flat roof extensions, including the immediate neighbour, in addition to the existing flat roofed garage on the site, the proposal *would* respond to the prevailing character of the overall area. Accordingly, Officers are satisfied that there is no conflict with the neighbourhood plans as detailed above.

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.

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).

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/24/0217

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Floor plan	Proposed	2980/06	07.02.2024
Floor plan	Proposed	2980/07	07.02.2024
Elevation plan	Proposed	2980/08	07.02.2024
Location & Block plan		2980/01	07.02.2024
Floor plan	Existing	2980/02	07.02.2024
Floor plan	Existing	2980/03	07.02.2024
Elevation plan	Existing	2980/04	07.02.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 02/04/2024

Authorising Officer sign/initial RHERMITAGE Date: 03.04.2024