Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0564
Fair Meadow, Haglands Lane, West Chiltington, West Sussex, RH20 2QR

DESCRIPTION:

Conversion of flat roof to a pitched roof.

RELEVANT PLANNING HISTORY:

DC/17/0316 Extension to garage Application Permitted on 03.04.2017

WC/50/02 Demolition of existing dwelling erection of 2 dwellings and garages Application Permitted on 11.01.2012

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

Neighbourhood Plan:
West Chiltington Neighbourhood Plan has been submitted in draft form. The Council is in the process of considering whether the plan meets the Basic Conditions and can progress to Regulation 16 consultation and formal examination.

West Chiltington Common Parish Design Statement

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 site is accessed via a shared drive on the south side of Haglands Lane. Hindle Close runs along the eastern boundary of the site running south from Haglands Lane. The application site is within the West Chiltington Common built up are boundary. Boundary treatment along Haglands Lane and Hindle Close consists of timber post and rail fencing with mature thick hedgerow behind. The dwelling Fair Meadow is a detached dormer bungalow style dwelling. The existing roof is hipped to the sides and features three dual pitched roof dormers to the front (east) elevation and roof lights to the rear roof slope. The existing roof has a flat roof element rather than a ridge. An extended garage building is located adjacent immediately north of the dwelling, the roof of which is hipped to the sides with central ridge and a dormer to the front (north) roof slope.

Planning permission is to incorporate a traditional pitch design to the roof of the main dwelling. It is proposed to replace the existing flat section as it has been the cause of leaks on a number of occasions.

Existing roof materials to the dwelling are concrete roofing tiles (Redland Heathland, Manor House Mix). The inverted flat section (which 'tops out' the roof) is Renolit Alkorplan membrane, colour light blue. A 100% pitched roof is proposed using matching concrete roofing tiles – Redland Heathland, Manor House Mix. Ridge tiles – Redland Heathland, Manor House Mix, half round ridge.
Hip tiles - Redland Heathland, Manor House Mix, bonnet hips.

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.

The proposed increase in height would be modest, with the resulting roof form considered to more appropriately reflect the character and appearance of the host dwelling. It is not considered that the

proposal would appear unduly dominant in views from surrounding properties and land. It is also noted that within the immediate wider surrounding area there is noticeable variation in building height and form and the proposal would be seen in this context. As such there are no fundamental concerns in respect of the increased height.

The proposal would be a modest 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.

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. It is noted that no neighbouring representations of concern have been received.

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 and finishes of the development hereby permitted shall strictly accord with the submitted plans and application form.

Reason: 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/24/0564
(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 plan	Proposed Elevations	APEX - 01 - P05	11.04.2024
Roof plan	Proposed Roof Plan	APEX - 01 - P04	11.04.2024
Elevation plan	Proposed Elevations	APEX - 01 - P06	11.04.2024
Block plan	Site/Block Plan	NONE	11.04.2024
Location plan	Location Plan	NONE	11.04.2024
Roof plan	Existing Roof Plan	APEX - 01 - P01	11.04.2024
Elevation plan	Existing Elevations	APEX - 01 - P02	11.04.2024
Elevation plan	Existing Elevations	APEX - 01 - P03	11.04.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 06.06.2024

Authorising Officer sign/initial Tamara Dale Date: 13.06.2024