Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1248
64 Trafalgar Road, Horsham, West Sussex, RH12 2QJ

DESCRIPTION:

Erection of flat roof single storey rear extension; pitched roof matching existing two story rear extension, and access works including erection of steps to the front and ramp to the rear

RELEVANT PLANNING HISTORY:

HU/319/94	Creation of vehicular access and hardstanding Site: 64 Trafalgar Road Horsham	Application Permitted on 04.01.1995

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

Horsham Blueprint Business Neighbourhood Plan (HBBNP) 2019 - 2036:
Policy HB3 - Character of Development
Policy HB4 - Design of Development
AIM2 - Conserving Heritage Assets

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:

None received

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 flat roof single storey rear extension; pitched roof matching existing two story rear extension, and access works including erection of steps to the front and ramp to the rear at 64 Trafalgar Road, Horsham, West Sussex. 64 Trafalgar Road is a mid terrace property on Trafalgar Road. There is a mix of architectural styles and property types on Trafalgar Road though there is cohesion between the groups of properties.

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.

Policy HB3 and HB4 of the HBBNP cover the design and character of development within Horsham which is supported by the neighbourhood councils of Forest, Denne and Trafalgar. It advocates for high quality design and construction that integrates with its surroundings whilst minimising impact on natural environments. It should reflect the character and architectural forms of the area in order to protect against inappropriate design.

The proposed development is for the erection of flat roof single storey rear extension; pitched roof matching existing two storey rear extension, and access works including erection of steps to the front and ramp to the rear at 64 Trafalgar Road, Horsham.

To the front of the dwelling new steps are to be installed along with handrail and gating for access. This is considered acceptable and should not impact the parking provision to the front of the property.

A single storey, flat roof rear extension is proposed alongside a two storey, pitched roof extension. The larger two storey rear extension is set down from the main roof ridgeline by 0.7m. Both the single storey and two storey extensions are built in line with each other and are at the same depth. Though the two storey element is positioned somewhat centrally in the rear elevation which is slightly unusual, it is not thought that this detracts from the design of the dwelling and is not considered to be of an unacceptable scale or of a massing that cannot be accommodated by the dwelling.

Further to the rear is a new patio and ramp access to the rear garden. This is considered acceptable in terms of design and would not be resisted.

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.

It is considered that the two-storey rear extension is sufficiently away from neighbouring windows to not have an adverse effect in terms of overshadowing, overbearing and overlooking. Additionally, a 45 degree line drawn from a neighbouring window does not intersect with the proposed, again considered to be suitably away to not interrupt quality of life at the neighbouring property.

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 and finishes of all new external walls, windows and roofs of the development hereby permitted shall match in type, colour and texture those of the existing building.

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/24/1248

(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
Location & Site plan	Location and Site Plan	RT/00/TrafalgarRd 64	19.08.2024
Floor plan	Existing Floor Plans	RT/01/TrafalgarRd 64	19.08.2024
Floor plan	Proposed Floor Plans	RT/02/TrafalgarRd 64	19.08.2024
Elevation plan	Existing Elevations	RT/04/TrafalgarRd 64	19.08.2024
Elevation plan	Proposed Elevations	RT/05/TrafalgarRd 64	09.09.2024

DELEGATED

Case Officer sign/initial JBurrowes Date: 09/10/2024

Authorising Officer sign/initial TDale Date: 11/10/2024