Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0182
66 Silver Lane, Billingshurst, West Sussex, RH14 9QB

DESCRIPTION:
Erection of a single storey side and rear extension

RELEVANT PLANNING HISTORY:

DC/20/2404	Erection of single storey rear extension.	Application Permitted on 28.01.2021

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
Policy 34- Cultural and Heritage Assets
Policy 40- Sustainable Transport
Policy 41- Parking

Billingshurst Parish Neighbourhood Plan 2019 – 2031
Bill 1 - Billingshurst Built-Up Area Boundary
Bill 2 - Housing Design and Character

Billingshurst Parish Design Statement

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
HDC Design & Conservation Officer: No Objection

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 contains a semi-detached 2 storey 3 bed dwelling with an attached garage and is located the east side of Silver Lane. The site is within the Billingshurst conservation area and built up area boundary. There is a slight incline to the land from north to south at this part of Silver Lane.

Permission was granted in 2021 for the erection of single storey rear and side extension to provide a kitchen extension including part rear infill extension behind the garage to form a shower room, planning ref. DC/20/2404. This permission was not commenced within the required time period and has therefore expired. The current application proposes an extension to match that previously approved at the site.

Character and Appearance

Policies 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 34 of the HDPF states, inter alia, that the council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Development will not be permitted which would have an adverse impact on the setting or special architectural character or appearance of a listed building.

The proposal would be a clearly 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. The siting and scale of the extension is such that there would be no adverse impact on surrounding heritage assets, with the character and appearance of the Conservation Area preserved.

The extension would be sited above an existing area of hard surfacing and this arrangement would minimise any potential impact on adjoining (protected) trees within the curtilage of the site, with roof activity in the vicinity of the extension expected to be minimal. The proposal would not create any additional pressure (beyond that which already exists) for future tree works on the site.

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.

The proposed single-storey rear/side extension to the dwelling would represent additional bulk and mass however would reflect the existing rear projection to the neighbouring attached dwelling to the north.

It is considered that the retained separation from the southern boundary and the modest proportions of the extension are sufficient to prevent any unacceptable harm to this neighbouring property and related curtilage. It is noted that a previous permission on the site included a condition removing permitted development rights for the future insertion of windows to the southern (side) elevation of the extension. This condition is similarly considered appropriate for the current application, where level changes and boundary treatments are such that a window opening to this elevation could impinge on neighbouring privacy.

Overall, 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, in accordance with the above policy.

Other Considerations

Policy 41 of the HDPF stipulates that development must provide adequate parking and facilities to meet the needs of anticipated users, and that development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere.

The development proposed would reduce the size of the attached garage. However, parking for 2 vehicles would be retained at the site and the proposal would not be expected to result in any displaced demand for street parking which would impact on either the highway network or considered to result in an adverse impact on highway safety or the wider highway network. There is considered to be no harmful conflict with the above policy.

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 to be used in the development of the existing dwelling 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**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or Orders amending or revoking and re-enacting the same, no windows or other openings shall be formed in the south elevation of the extension without express planning consent from the Local Planning Authority first being obtained.

Reason: To protect the amenities of adjoining residential properties from loss of privacy 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/24/0182

(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 & Block plan		D 0124/517/01	02.02.2024
Floor plan	Ground, as existing	D 0124/517/02	02.02.2024
Supporting Statement	Heritage	NONE	02.02.2024
Floor plan	Ground, as proposed	D 0124/517/03	02.02.2024
Roof plan	As existing and proposed	D 0124/517/04	02.02.2024
Elevation plan	As existing	D 0124/517/05	02.02.2024
Elevation plan	As proposed	D 0124/517/06	02.02.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 25.03.2024

Authorising Officer sign/initial Guy Everest Date: 28.03.2024