Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0527
5B Springfield Crescent, Horsham, West Sussex, RH12 2PP

DESCRIPTION:

Hip to gable roof extension and conversion. Installation of rear dormer.

RELEVANT PLANNING HISTORY

None relevant

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

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

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 has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties, available images and photographs supplied by the agent. 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: Character of Development of the Horsham Blueprint Business Neighbourhood Plan states that – “Development is expected to preserve and enhance the Character Area in which it is located. The design of new development should take account of the local context and reflect the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area. Innovation in design will be supported, however, where this demonstrably enhances the quality of the built form in a character area.”

Policy HB4: Design of Development of the Horsham Blueprint Business Neighbourhood Plan states that – “Development is expected to demonstrate a high quality of design, which responds and integrates well with its surroundings”.

The application seeks planning permission for a loft conversion comprising a hip to gable roof extension and a flat roofed rear dormer. The application site forms one half of a semi-detached pair of properties which are partly characterised by the presence of a hipped roof, creating a symmetrical appearance within the pair. This form reflects the prevailing pattern of development along Springfield Crescent, which is dominated by semi-detached pairs with hipped roofs. Within this pattern of development there are though a number of pairs, where either one has been extended at roof level, as either a gable or barn-end, or where both properties benefit from barn-ends. These breaks in the roofscape are an established part of Springfield Crescent, which also features detached properties and bungalows, which again generally feature hipped roofs but with side dormers and gables also present.

The proposed roof extension would create a visually heavy roof to one half of the pair and result in a loss of symmetry. This variation within and between pairs does though already occur along Springfield Crescent. It is considered that taking into account all relevant matters, while the extended side gable would be clearly visible from surrounding properties and land, it would not be visually harmful, being seen and appreciated in the context of a street where properties do share design characteristics but with variation and later extensions within this. It is further noted that a similar roof extension and dormer could take place through permitted development rights were this current planning application to be refused.

The rear dormer represents a sizeable addition and there are some concerns that it would create a top-heavy appearance to the roof of the host building. The dormer would though include separation from

the eaves and a set-down from the ridge, and through the use of matching materials, would be largely seen against the backdrop of the main roof form. It is noted that there are numerous dormer extensions in the locality of varying form and design, and in this wider context it is considered that no particular visual harm would result from the rear dormer in this specific location.

The proposal is therefore 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 roof extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

The proposal would introduce new window openings at a level where none are currently present. It is though considered that these openings, which would largely reflect existing views from first floor level, would not be unusual or unexpected in a location such as this, and given the retained separation distances, no harmful loss of privacy would arise from the development.

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 external materials to be used in the extended side gable and rear dormer cheeks and face shall match in type, colour and texture those of the existing roof of the building.

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/24/0527
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

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Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		MS01	04.04.2024
Elevation & Floor plan	Existing Plans and Elevations	MS100	04.04.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 21.08.2024

Authorising Officer sign/initial Tamara Dale Date: 22.08.2024