Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0706
Woodcroft, Chesworth Lane, Horsham, West Sussex, RH13 5AJ

DESCRIPTION:
Remodelling to existing dwelling, including raising of ridge height, erection of a first-floor extension, removal of existing conservatory and erection of a single storey rear extension and associated alterations.

RELEVANT PLANNING HISTORY:

DC/22/2376	Remodelling to existing dwelling, including raising of ridge height, erection of a first-floor extension, removal of existing conservatory and erection of a single storey rear extension and associated alterations.	Application Permitted on 01.09.2023.

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

Horsham Blueprint Business Neighbourhood Plan (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 – big increase in size, but large plot makes it suitable.

Representations:
3 representations received which **objected** to the proposal:

- Overdevelopment
- Windows should be obscured to ensure privacy.
- Out of date site plan does not show the development done to the neighbouring properties.
- Materials are out of keeping with the local character, which is characterised by tile hanging.

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.

The application is a resubmission of a previously approved planning permission (DC/22/2376), with an amendment to the rear extension, which will extend along the full width of the rear elevation.

The proposal to remodel the existing dwelling, would involve raising the ridge height, erecting a first-floor extension, and removing the existing conservatory, erecting a single storey rear extension along the whole rear elevation and some associated alterations.

The internal ground floor area would remain similar to the existing, with the addition of the rear extension extending the full length of the rear elevation. The changes to the already permitted application relate to the rear extension, this would extend the entire length of the rear elevation, approximately 10.49m, retaining a 2.55m distance with the shared boundary with the adjoining neighbour to the north-west. The surrounding area is characterised by two storey dwellinghouses which are set back from the road, with most having soft boundary treatment. The dwellinghouse sits set back from Chesworth Lane and is surrounded by soft boundary treatment to the sides, so to remain less visible on approach within the street scene. The proposed first floor extension would increase the ridge height by 2.68m, extending the current chalet bungalow to include 3 bedrooms, a bathroom and ensuite. There would be additional windows at first floor level. Windows on the side elevation would obscure glazed, to ensure that privacy is retained between neighbours. The materials would be sympathetic to the surrounding area, and the existing dwelling.

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.

Impact on Neighbouring Amenity

Policy 33(2) 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 objections are acknowledged; however, it is considered that the site would be able to accommodate the proposed development, without compromising amenities to the side and rear of the dwelling. The first-floor windows on the side elevations would be obscure glazed to ensure that there is no impact on privacy for the nearby amenities. The detached nature and separation from nearby amenity, as well as 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. Overall, the development would not result in any additional amenity harm over and above the approved 2022 consent.

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 **Pre-Occupation Condition**: No part of the development hereby permitted shall occupied until the first-floor windows to the side elevations of the dwellinghouse have been fitted with obscured glazing. Once installed the obscured glazing shall be retained permanently thereafter.

Reason: To protect the privacy of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **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/24/0706
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		none	07.05.2024
Location plan		00784255-01A4F5	07.05.2024
Block plan		00784257-E5CF55	07.05.2024
Floor plan	Existing Ground	03(12)	07.05.2024
Floor plan	Proposed Ground	04(12)	07.05.2024
Floor plan	Existing First and Roof	05(12)	07.05.2024
Floor plan	Proposed First	06(12)	07.05.2024
Roof plan	Proposed Roof	07(12)	07.05.2024
Elevation plan	Existing and Proposed Front	08(12)	07.05.2024
Elevation plan	Existing and Proposed North-West	09(12)	07.05.2024
Elevation plan	Existing and Proposed Garden	10(12)	07.05.2024
Elevation plan	Existing and Proposed South East	11/(12)	07.05.2024
Section plan	Proposed	12(12)	07.05.2024
Supporting Docs	Pre application advice letter	PE/24/0014	07.05.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 26.06.2024

Authorising Officer sign/initial RHERMITAGE Date: 02.07.2024