DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0266
15 The Fieldings, Southwater, West Sussex, RH13 9LY

DESCRIPTION:
Demolition of existing conservatory and erection of a single storey rear extension with flat roof and erection of a first floor extension over existing garage.

RELEVANT PLANNING HISTORY:

DC/15/2243	First floor extension over existing garage	Application Permitted on 11.12.2015

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 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 41 - Parking

Southwater Neighbourhood Development Plan (2019-2031):
SNP14- Adequate Provision of Car Parking
SNP16-Design

Southwater Parish Design Statement

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk.

Consultations:
Southern Water: 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 is the located at the eastern side of the cul-de-sac (namely The Fieldings) within the Southwater BUAB and the host dwelling no.15 is a semi-detached two-storey dwelling with an attached flat roofed garage at the side (north) which connects with a flat roofed front porch. An existing conservatory is positioned to the rear (east) elevation. The attached dwelling to the south (No.16) has converted its garage to living accommodation and has a first-floor extension above.

Planning permission is sought to demolish the existing rear conservatory and to erect a single storey rear extension with flat roof and to erect a first -floor extension over the existing garage. The first-floor extension would be gabled to the side as with the existing dwelling and would be set well back from the front elevation of the dwelling and with a ridge height subservient to the main roof ridge. The single storey rear extension would be not appear unusual given existing flat roof features evident to the host dwelling and in the local area. Materials proposed are interlocking concrete tiles to match existing. Fair face brickwork to match existing and tile hanging to first floor extension to match existing. White upvc to match existing.

Character and Appearance

Policies 32 and 33 of the HDPF seek 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 above policies are reflected by SNP16.1, which states that all development must be of high-quality design.

The side extension would be set back from the principal front building line of the dwelling, creating a lowered ridge and a subservient relationship with the host building. The extension would be sited in close proximity parallel to the shared side boundary and would result in some loss of openness to the neighbouring dwelling. It is not though considered that this would result in a cramped appearance, with the resulting spacing not dissimilar to that which exists through the Fieldings, where building line and separation distances do vary as a result of the road layout. It is not therefore considered that the side extension would result in any adverse impact on the character or appearance of the host building or wider surrounding area.

The proposed rear extension would be a clearly subservient addition and 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 single-storey height of the rear extension and the modest additional rear projection (beyond that of the existing conservatory) would be sufficient to prevent any unacceptable harm to amenity for the adjoining property within the pair.

The side extension would be sited forward of the front elevation, and first floor (front) window openings to the adjoining property. While the additional built form would be clearly visible from this property, it is considered there would remain sufficient openness around the neighbouring window openings so as to ensure there would remain an acceptable level of natural light and outlook.

The proposal would not create any views over neighbouring properties which would be unusual or unexpected in a location such as this, and no harmful loss of privacy would result.

It is therefore considered that the siting and layout of the proposed extensions and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. It is noted that no representations of objection 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.

Highways

The application would retain the integral garage which would remain capable of accommodating a modest sized vehicle. This space together with that provided on the hardstanding would provide 2 spaces for the dwelling. There is no scope to provide additional off-street parking as part of the proposal and on the basis of the existing site layout and the parking bays available in surrounding streets, it is not considered the proposal would result in a harmful level of displaced parking.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all

householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

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/25/0266
(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
Block plan		NONE	24.02.2025
Location plan		NONE	24.02.2025
Elevation & Floor plan	Existing and Proposed	24.116.01 REV A	06.03.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 24.04.2025

Authorising Officer sign/initial Guy Everest Date: 01.05.2025