DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0354
Ramblings , 5 Tottington Drive, Small Dole, West Sussex, BN5 9XY

DESCRIPTION:
Demolition of existing rear conservatory and extension, and construction of a single storey rear extension.

RELEVANT PLANNING HISTORY:

DC/25/0133	Removal of existing conservatory and construction of a single storey rear extension (Lawful Development Certificate - Proposed).	Withdrawn Application on 07.03.2025
UB/45/78	Conservatory at rear (From old Planning History)	Application Permitted on 27.08.1978

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

Upper Beeding Parish Neighbourhood Plan 2018-2031:
Policy 8 - Design Standards for New Development

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

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:
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.

Southern Water: No Objection

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:

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.

Policy 8 of the UBPNP seeks require the scale, density, massing, height, landscape design, layout and materials all development proposals, including alterations to existing buildings, to reflect the architectural and historic character and scale of the surrounding buildings.

The proposal relates to the erection of a single storey rear extension at the single-storey semi-detached bungalow at Ramblings, 5 Tottington Drive, Small Dole. To facilitate the proposed works, the existing rear conservatory, erected under planning consent in 1978 UB/45/78, as well as the flat-roofed rear extension adjoining the conservatory, which appears to have been constructed before the existing rear conservatory was constructed, would be demolished.

The application site is located along a row of 1950s semi-detached single-storey bungalow of a uniform appearance at the south of Tottington Drive, with semi-detached two-storey dwellinghouses also present within the immediate surrounding built environment. The site is located within the designated built-up area boundary of Small Dole,

The proposed rear extension would span almost the whole width of the existing dwellinghouse, with a maximum depth of approximately 3.9 metres from the rear elevation of the original dwellinghouse. The maximum height of the proposed rear extension would be approximately 3.1 metres at the western end. The proposed external material would be brickwork matching that of the existing dwelling.

The proposed rear extension would also have a height higher than the eaves of the original dwellinghouse. However, the rear eaves of the original dwellinghouse have already been removed by previous rear extensions, and it is recognised that the original eaves are relatively low, and it would be impractical to retain the eaves as it would not be able to accommodate an acceptable headroom for habitable spaces. In the immediate context to the rear of the host building it is considered the flat roof form and eaves height would not appear intrusive.

The proposed rear extension is considered to be of a scale, mass and design which would be clearly subservient to the host dwelling, and which would be appropriate to the character and appearance of the existing dwelling and the surrounding built environment. 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 proposed height and depth of the rear extension would not result in unacceptable levels of harm to neighbouring amenity. 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 193 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

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 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/25/0354

(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
Elevation plan	Proposed	REV PL3	07.03.2025
Elevation plan	Existing	REV PL2	07.03.2025
Roof plan	Proposed	REV PL3	07.03.2025
Roof plan	Existing	REV PL2	07.03.2025
Location & Block plan		REV PL1	07.03.2025
Floor plan	Existing Ground Floor	REV PL2	19.03.2025
Floor plan	Proposed Ground Floor	REV PL3	19.03.2025

DELEGATED

Case Officer sign/initial Joshua Lee Date: 22.04.2025

Authorising Officer sign/initial Guy Everest Date: 02.05.2025