Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0246
Four Seasons , 16 Grebe Crescent, Horsham, West Sussex, RH13 6ED

DESCRIPTION:

Variation of conditions 1 and 3 of previously approved application DC/23/1480 (Erection of Single storey front and rear extensions and first floor extension over part of existing garage) regarding alterations to external finish.

RELEVANT PLANNING HISTORY:

DC/23/1480	Erection of Single storey front and rear extensions and first floor extension over part of existing garage.	Application Permitted on 25.09.2023
HR/121/78	Convert garage to games room. extend garage & kitchen (From old Planning History)	Application Permitted on 24.08.1978

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

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

Horsham District Local Plan (2023-40) (Regulation 19):
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.

Parish Comments:

None received

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

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.

Policies HB3 and HB4 of the HBBNP cover the design and character of development within Horsham. It requires development to be of high quality design and construction that integrates with the character of surrounding areas.

Planning consent DC/23/1480 approved the proposed erection of single storey front and rear extensions and first floor extension over part of the existing garage. This application seeks to vary Conditions 1 and 3 of DC/23/1480 with changes proposed to the external materials of the development.

The site is located on Grebe Crescent, which is within the built-up area of Horsham. Grebe Crescent is a residential street with comprises of two-storey detached dwellinghouses to the west. The east of the street consists of a large green space that fronts Horn Brook further to the east.

Dwellinghouses along Grebe Crescent are similar in appearance and design. However, despite a similar design, there is also a variation of external materials amongst dwellings. The proposed external material for the first floor east, north and west elevation would change from weatherboard cladding to tiles hanging, and the proposed brick appearance approved in DC/23/1480 would now be changed to

render. Apart from the change of materials, no other changes are proposed in this variation of condition application.

The proposed materials are considered to be reflective of similar materials and finishes within the street and locality. This proposal is therefore considered acceptable and would not result in any additional impact to the character and appearance of the existing dwelling and the surrounding 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.

This variation of condition application solely relates to the change of external materials. No additional impacts on neighbouring amenity would result.

Trees

A Tree Preservation Order currently covers much of the rear garden of the site. This variation of condition application does not relate to any changes of the proposed building footprint approved under DC/23/1480, which would not pose any additional impacts to trees.

Water Neutrality

This proposal solely relates to a change of external appearance of the proposed development approved under DC/23/1480 with no changes to water consumption. 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 25.09.2026.

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 approved proposed elevation (2335/303 REVB).

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/25/0246
(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	Block & Loc Plans	2335/304	31.07.2023
Floor plan	Proposed First Floor	2553/301	31.07.2023
Floor plan	Proposed Ground Floor	2553/300	31.07.2023
Roof plan	Proposed Roof Plan	2553/302	31.07.2023
Elevation plan	Proposed Elevations	2335/303 Rev B	19.02.2025

DELEGATED

Case Officer sign/initial Joshua Lee Date: 09.04.2025

Authorising Officer sign/initial Tamara Dale Date: 15.04.2025