Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0273
71 Corsletts Avenue, Broadbridge Heath, West Sussex, RH12 3NY

DESCRIPTION:
Conversion of garage to habitable living space with raised flat roof, and demolition of existing conservatory and erection of single storey rear extension.

RELEVANT PLANNING HISTORY:

None relevant

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
Policy 41 - Parking

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 25: Parking

Neighbourhood Plan:
Broadbridge Heath is not a designated neighbourhood plan area.

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
Southern Water has raised no objections to the proposal.

WSCC Highways: Advice [Summary]
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

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.

The proposed development relates to the conversion of existing garage to habitable living space, and the demolition of the existing conservatory and erection of a single storey rear extension at 71 Corsletts Avenue, Broadbridge Heath, RH12 3NY.

The application site consists of a two-storey mid-terrace located in row of terraced dwellinghouses along the southeastern part of Corsletts Avenue. These dwellinghouses are identical in appearance, with an approximately 7-metre-deep flat roof garage in front of each dwelling.

The existing front garage at the application site would be converted into an en-suite bedroom. The maximum height would be increased by approximately 0.3 metres to 2.7 metres, the garage door would be infilled with brickwork and windows. Several properties along the row of terraces on Corsletts Avenue have already undergone conversion. Despite a proposed increase in height and infill of garage door, the external appearance of the proposed garage conversion would remain largely the same, which is considered sympathetic to the character of the surrounding area.

The existing conservatory at the rear of the dwellinghouse would also be demolished and replaced by a single storey rear extension. The proposed rear extension would have a depth of approximately 3 metres and a width of just under 5.5 metres.

With a sloped roof, the proposed rear extension would have a maximum height of approximately 3.3 metres. The existing first floor rear bedroom window would be replaced with a smaller window to accommodate the proposed roof of the extension.

Brickwork matching the existing dwellinghouse would be used for the construction of the rear extension, white bi-fold doors and windows would be installed to the rear elevation of the proposed rear extension, and two rooflights would also be installed on the proposed roof.

The proposed single storey rear extension would be larger than the existing conservatory, and would appear somewhat similar in size and design to the existing rear extension at the adjoining property to the southwest.

The proposal 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 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 increase in height of the proposed garage extension is not considered to result in an unacceptable level of overshadowing to neighbouring properties.

The proposed rear extension would have an increased depth and height. However, the proposed depth would be 3 metres with an eaves height of approximately 2.6 metres. It is therefore considered that the proposed rear extension and the resulting relationship with adjoining properties would be sufficient to prevent unacceptable harm to neighbouring amenity.

Parking

Policy 41 of the HDPF seeks to secure adequate parking provisions in development to meet the needs of anticipated users. Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere or the need for the development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

The Highways Authority states that the existing garage does not meet the minimum internal specifications for a single-bay garage of 3m x 6m as outlined in Manual for Streets (MfS), which is considered too small to accommodate modern-sized cars. The Authority has raised no objections and concludes that the proposal would not have an unacceptable impact on highway safety or result in ‘severe’ cumulative impacts on the operation of the highway network.

The proposal is would therefore accord with the above policy and paragraph 116 of the NPPF.

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/25/0273
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Proposed	111 REV 0	24.02.2025
Elevation plan	Existing and Sections	02 REV 0	24.02.2025
Floor plan	Existing and Roof	01 REV 0	24.02.2025

Floor plan	Proposed and Roof	110 REV 0	24.02.2025
Location & Block plan		100 REV 0	24.02.2025

DELEGATED

Case Officer sign/initial Joshua Lee Date: 09.04.2025

Authorising Officer sign/initial RHERMITAGE Date: 16.04.2025