Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0701
Fosters Cottage , Forge Lane, Broadbridge Heath, West Sussex, RH12 3JA

DESCRIPTION:

Erection of a single storey front and rear extension and first floor side extension.

RELEVANT PLANNING HISTORY:

DC/14/0352	Demolition of existing extension and replacement with conservatory (Lawful Development Certificate - Proposed)	Application Permitted on 03.04.2014
DC/08/0988	Demolition of existing ground floor extension and replacement with conservatory	Application Permitted on 11.07.2008
DC/07/1648	Single, two-storey and first floor extensions, pitched roof to existing flat roof extension and erection of a detached garage/workshop	Application Permitted on 25.09.2007
HR/62/81	Extension dining room and larder. (From old Planning History)	Application Permitted on 08.04.1981
HR/209/78	Porch. (From old Planning History)	Application Permitted on 21.12.1978
HR/155/64	Alterations to existing sewage system. (From old Planning History)	Application Permitted on 09.12.1964
HR/75/60	Proposed bathroom and drainage. outline permission for garage. (From old Planning History)	Application Permitted on 13.07.1960

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 26- Strategic Policy: Countryside Protection
Policy 28- Replacement Dwellings and House Extensions in the Countryside
Policy 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 34- Cultural and Heritage Assets
Policy 40- Sustainable Transport
Policy 41- Parking

Broadbridge Heath Neighbourhood Plan:
Broadbridge Heath has not been designated as a Neighbourhood Plan area.

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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 objections, assuming there are no material objections from the neighbouring / adjacent properties.

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

This application is for the erection of a single storey front and rear extension and first floor side extension at Fosters Cottage, Forge Lane, Broadbridge Heath, West Sussex. Fosters Cottage is a detached, two-story dwelling on Forge Lane. Forge Lane is a small lane with a diverse mix of house types and architectural style.

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 proposal sees the erection of a single storey front and rear extension and first floor side extension at Fosters Cottage. The front extension sees a small enlargement to the front elevation / current living room which has a monopitch roof with skylights. This is 4m in width, 1.3m in depth and maximum height of 3.3m with eaves at 2.3m. This is an appropriate small addition to the front of the dwelling and is consider acceptable.

To the first floor, a small side extension is proposed. This is positioned where the existing balcony finishes, with the new extension matching the roof form of the existing house in terms of geometry and height. A Juliette balcony is then positioned at the first floor elevation to emulate the now removed balcony. This too is of satisfactory design.

To the rear, full height bay windows are created with a new door opening positioned where an existing small bay window is. The existing door is then swapped for a stable door, with only the top half of the door openable. This is considered acceptable.

The proposal would be a clearly 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 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 new Juliette balcony is not considered to be any more harmful than that of the existing open balcony. It is considered that 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 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 **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/24/0701
(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	Existing Elevations (Main House)	AD03	03.05.2024
Section plan	Existing Section A-A, B-B, C-C & D-D (Main House)	AD04	03.05.2024
Floor plan	Proposed Ground Floor Plan	AD05	03.05.2024
Roof plan	Proposed Roof Plan	AD06	03.05.2024
Elevation plan	Proposed Front Elevation (East)	AD07	03.05.2024
Elevation plan	Proposed West Elevation	AD08	03.05.2024
Elevation plan	Proposed South Elevation	AD09	03.05.2024
Elevation plan	Proposed North Elevation	AD10	03.05.2024
Location plan	Location Plan	NONE	03.05.2024
Location & Block plan	Site/Block Location Plans & Existing Ground & Floor Plans (Main House)	AD01 Rev B	06.06.2024
Roof plan	Existing Roof Plan (Main House)	AD02	03.05.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 30/07/2024

Authorising Officer sign/initial T Dale Date: 01/08/2024