Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/2009
4 Dragons Lane, Dragons Green, Horsham, West Sussex, RH13 8GD

DESCRIPTION:
Removal of existing conservatory and erection of a front porch, two-storey side, and single storey rear extensions

RELEVANT PLANNING HISTORY:

| | | |
|---|---|---|
| DC/18/2371 | Demolition of existing rear conservatory and erection of a two storey side and single storey rear extension. | Application Permitted on 30.01.2019 |

RELEVANT PLANNING POLICIES
**The National Planning Policy Framework (NPPF)**

**Horsham District Planning Framework (2015)**:
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

**Shipley Parish Neighbourhood Plan (SPNP) 2019 - 2031:**
Policy Ship HD3 - High Quality Design

**Shipley Parish Design Statement**

**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:
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
This application is for the removal of existing conservatory and erection of a front porch, two-storey side, and single storey rear extensions at 4 Dragons Lane, a semi-detached property set back by approximately from the highway frontage. The property is built in line with Dragons Green Council Cottages and properties to the south whilst to the north of Dragons Green Council Cottages, dwellings are situated along the road. The property is of a post-war design. The dwelling sits outside the built-up area boundary.

The application has been assessed on the basis of the submitted details, together with the planning history of the site, available images and photographs. These details were considered sufficient to allow the application to be properly considered and determined.

**Character and Appearance**

Policy 28 of the HDPF relates to house extensions in the countryside, stating that extensions should not be disproportionate to the existing dwelling and be in keeping with the existing scale and character, with the cumulative impact of existing extensions taken into account.

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 Ship HD3 sets out that developments within Shipley Parish should respond positively to local design characteristics and should be of sizing and scaling that respects the character of the locality, using materials that are typical to the area. The Parish Design Statement also informs on the typical styling cues and elements found throughout the parish.

The proposed two-storey side extension would reflect the roof of the main dwelling with the introduction of a new front gable. The form and design of the extension would unbalance the existing semi-detached pair of properties. This is though already the case at the southern pair of dwellings, where one half has been previously extended, with the northern neighbours of an appreciable different design. It is considered that in this context and given the variable spacing of properties the proposal would not result in any harmful loss of symmetry or rhythm.

The front porch and rear extension would be clearly subservient to the host building with the flat roof form comparable to similar rear projections in the vicinity of the site.

The proposal in its entirety 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 siting and scale of the proposed extensions and their relationship to neighbouring boundaries and structures is considered sufficient to prevent any unacceptable harm to neighbouring amenity, in accordance with the above policy. It is noted that no representations were received as part of the application process.

**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/23/2009**
(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 plan | | NONE | 30.10.2023 |
| Elevation & Floor plan | Material Schedule, as existing and proposed | NONE | 30.10.2023 |
| Site plan | | NONE | 30.10.2023 |

**DELEGATED**

Case Officer sign/initial J.Burrowes Date: 01/03/2024

Authorising Officer sign/initial Guy Everest Date: 04.03.2024