DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1368
47 Hills Road, Steyning, West Sussex, BN44 3QG

DESCRIPTION:

Erection of a part two storey and single storey rear extension. Alterations to boundary fence.

RELEVANT PLANNING HISTORY

None relevant

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

Steyning Neighbourhood Plan (made):
SNDP3 – Contribution to Character

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 Objection

Representations:

1 letter of objection received concerning impact of overshadowing and loss of light. Living room and master bedroom windows are positioned at the rear at right angles and to the north of the proposed extension. Throughout the year, and particularly in winter, both will have an impact of overshadowing by the extension resulting in loss of light.

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 site is located to the west side of Hills Road within the Steyning built-up area boundary, and contains a detached dwelling with dual pitched roof, gabled to the front and rear, with an integrated single garage projecting forward with part dual pitch roof also front gabled. The dwelling has an existing single-storey rear flat roofed extension (at the northwest corner of the dwelling) projecting approx. 3.3m to the rear, width 4m.

The dwelling is composed of brick facing, part white rendered at ground floor level. Tiled dual pitched roofing. Flat roof material to single-storey rear extension. White upvc fenestration.

The land gradient slopes slightly downwards to the north. This side of Hills Road in this location features similarly designed detached dwellings although there is evidence of extensions and alterations to the front and rear of dwellings.

Planning permission is sought for the erection of a rear extension which would be part two storey and part single storey. The roof ridge and eaves would be extended to the rear a distance of approximately 1.8m, moving the rear gable by the same distance to the rear. This would enable the two existing rear facing first-floor bedrooms to gain additional internal space. The first-floor rear extension would sit partly upon the existing flat-roofed rear extension and partly upon a new single-storey infill extension measuring approx. 2.7m x 2.7m and which would be glazed to the side and rear and with mono-pitched glazed roof to the same height as the remaining existing flat-roof rear element.

Also proposed are alterations to part of the southern side boundary fence being changed for brickwork. The existing boundary wall to the southern boundary has a fence panel above. Part of the side boundary treatment is timber fencing and is proposed to be replaced with brickwork of the same height and to match existing brick wall at the side boundary.

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 proposed rear extension would be part two storey and would extend the existing rear gable further to the rear by a fairly modest extent and which would maintain the existing design character partly covering an existing flat roofed single storey rear element. This would appear as a continuous addition to the property and is considered to be of a design, form and scale which is not inappropriate 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.

It is noted that the neighbouring property to the north has expressed concern of impact of overshadowing and loss of light. However, given the depth of the proposed rear extension and the separation distances, it is considered that the relatively modest first floor extension depth would be such that the resultant impact of the proposal is not considered to represent a significant impact to warrant refusal. It is considered that the siting and layout of the proposed extension, which would not be unexpected in an area such as this, and the resulting relationship with adjoining properties, would be sufficient to prevent an unexpected or 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/24/1368
(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	Location Plan	NONE	09.09.2024
Elevation plan	Proposed Elevations	A 451-8	09.09.2024
Block plan	Block Plan	A 451-10	09.09.2024
Roof plan	Existing Roof Plan	A 451-5	09.09.2024
Floor plan	Proposed 1F Plan	A 451-4	09.09.2024
Floor plan	Existing 1F Plan	A 451-3	09.09.2024
Floor plan	Proposed GF Plan	A 451-2	09.09.2024
Floor plan	Existing GF Plan	A 451-1	09.09.2024
Roof plan	Proposed Roof Plan	A 451-6	09.09.2024
Elevation plan	Existing Elevations	A 451-7	09.09.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 29.10.2024

Authorising Officer sign/initial Tamara Dale Date: 04.11.2024