Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0991
141 Pondtail Road, Horsham, West Sussex, RH12 5HT

DESCRIPTION:

Demolition of existing part integral garage with associated front elevation alterations. Erection of a single storey side and rear extension with new pitched roof over existing flat roof extension. Erection of a detached double garage to front of the property.

RELEVANT PLANNING HISTORY:

HR/80/69	Provision of new enlarged hall and bedroom above with toilet adjoining (From old Planning History)	Application Permitted on 30.05.1969
HR/33/51	Erection of lean-to garage Comment: No decision (From old Planning History)	
HR/144/75	Extension and granny flat (From old Planning History)	Application Permitted on 30.12.1975

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

North Horsham Neighbourhood Plan
North Horsham Parish Council voluntarily withdrew their parish from the Neighbourhood Development Plan process on 30 July 2018.

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 Representation was received that objected to the proposal. The representation raised that the proposal was an overdevelopment of the site and the property; the works would be overbearing to the north of the site and would not provide sufficient spacing between the property. It was considered that the proposal would create terracing between properties that is currently not seen on Pondtail Road. Issues were raised relating to damage to neighbouring properties during works.

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 demolition of existing part integral garage with associated front elevation alterations. Erection of a single storey side and rear extension with new pitched roof over existing flat roof extension. Erection of a detached double garage to front of the property at 141 Pondtail Road, Horsham, West Sussex. 141 Pondtail Road is a detached two-story property on Pondtail Road. Pondtail Road does not have a dominant architectural style or dwelling house type with there being a mix of design and housing present.

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 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 development is for the demolition of existing part integral garage with associated front elevation alterations. Erection of a single storey side and rear extension with new pitched roof over existing flat roof extension. Erection of a detached double garage to front of the property at 141 Pondtail Road, Horsham.

The proposal sees the existing garage partly removed and the remaining part internally reconfigured to allow for a larger living room. This is considered to neaten the front elevation of the house and is of sound design.

To the side, a narrow extension is proposed which is in line with the existing dining room and squares off the edge of the property. This along with a rear extension, which is slightly setback from the existing dining room, creates a larger massing and a more integrated rear form. The roof geometry for the dining room is changed from flat roof to match the roof profile of the proposed extension and is hipped. Several sky lights are positioned on the rear elevation as well as one skylight on the side elevation. Overall, the design and appearance is considered acceptable.

The works also propose the erection of a double garage to the front of the of the property, positioned roughly 2.2m away from the forward most projection of the dwelling (family room). This would be a double garage with a half hipped roof, which goes to help assimilate the new building with the existing build of the house. It is noted that there are examples of other detached garages in close proximity to the proposed and the proposal would not look out of keeping with those.

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.

It is not considered that neighbouring amenity would be adversely affected by the proposal. Though the form of the house is increased on the side of the property, which is close to the neighbouring property, it is not envisioned that this would adversely affect the neighbouring amenity. This is as the property is not extended any closer to the neighbouring property from its existing closest edge.

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.

Other Matters

The Council fully considers representations and the comments raised in them. It is not considered that the proposal would be an overdevelopment of the site. The extensions are neatly contained to the rear with side, in line with the existing outermost projection. It would be considered there is enough space between the properties considering that the side extension does not encroach any further than the existing edge of the dining room. The garage is considered to be of an acceptable scale which would not be considered uncharacteristic to the dwelling or the wider street scene. Damage to a neighbouring property during works would be a civil matter to resolve.

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/24/0991
(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 and Loc Plans	2607/305	01.07.2024
Floor plan	Plans as Existing Ground Floor Plan	2607/100	01.07.2024
Floor plan	Plans as Existing First Floor Plan	2607/101	01.07.2024
Elevation plan	Plans as Existing Elevations	2607/103	01.07.2024
Elevation plan	Plans as Existing Elevations	2607/104	01.07.2024
Floor plan	Prop GrFlr Plan	2607/300	01.07.2024
Floor plan	Prop FFlr Plan	2607/301	01.07.2024
Elevation plan	Prop Elevations	2607/302	01.07.2024
Elevation plan	Prop Elevations	2607/303	01.07.2024
Elevation & Floor plan	Prop Garage	2607/304	01.07.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 20/08/2024

Authorising Officer sign/initial T Dale Date: 22/08/2024