Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1840
45 Cook Way, Broadbridge Heath, West Sussex, RH12 3US

DESCRIPTION:
Conversion of loft into habitable living space with pitched roof dormers to the side elevation.

RELEVANT PLANNING HISTORY:
None identified.

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 19: Development Quality
Policy 20: Development Principles
Policy 25: Parking

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

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 is for the erection of loft into habitable living space with pitched roof dormers to the side elevation at 45 Cook Way, Broadbridge Heath, RH12 3US. The site is located within the Broadbridge Heath built up area boundary, and is surrounded by semi-detached and terraced dwellinghouses. The site forms part of a relatively recent larger development, with a variety of building forms and design but with shared characteristics thoughout.

There are examples of dormer windows at second floor level (i.e., within the roof space), with the design and form of the proposed dormers at no. 45 reflective of an existing first floor (side) projecting window. The two side dormers would be well proportioned and contained within the roof space. The central dormer would represent an extension to a projecting side bay. This would create a strong vertical feature to the building, and given its modest scale and mass is not considered to represent an incongruous or intrusive addition to the building or wider locality, particularly as the presence of such a feature on a corner building would not perhaps be unexpected.

The proposal is therefore considered to be of a design, form and scale which would not harm the character or appearance of the host building or wider surrounding 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.

Three additional second floor windows would be installed to the side elevation as a result of this proposal. The application site is a corner plot with the side elevation fronting the highway and principal elevations of dwellinghouses opposite. This arrangement and the distances involved would not be unusual or unexpected in a location such as this, and no harmful or intrusive overlooking would be created by the proposal. Further, the siting and layout of the proposed development and the resulting relationship with adjoining properties would not result in any other 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.

According to West Sussex County Council's *Guidance on Parking at New Developments (September 2020),* the site is located in Parking Behaviour Zone 2, which states that there is an expected parking demand of 2.7 cars per dwelling in dwellinghouses with more than four bedrooms.

There are four existing off-street parking spaces for the property and the proposed development would not result in a loss of any parking spaces. It is considered that there is sufficient existing off-street parking provisions at the site to accommodate an increase of bedrooms from three to four at the site. Any additional vehicles could also be accommodated on-street.

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/24/1840

(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
Floor plan	Existing	001	28.11.2024
Floor plan	Proposed	002	28.11.2024
Elevation plan	Existing and Proposed	003	28.11.2024
Block plan		004	28.11.2024
Location plan		005	28.11.2024
Supporting Docs	Application Form	NONE	28.11.2024

DELEGATED

Case Officer sign/initial Joshua Lee Date: 22.01.2025

Authorising Officer sign/initial Guy Everest Date: 29.01.2025