Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1232
52 Wordsworth Place, Horsham, West Sussex, RH12 5PS

DESCRIPTION:
Erection of a two storey side extension and replacement of conservatory roof.

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

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:
Objection – The Committee is concerned of overdevelopment and access for building materials and is very concerned about the comments of trees being felled when on the application made, the applicant answered 'No' to the question of "Will any trees or hedges need to be removed or pruned in order to carry out your proposal?".

Representations:
As of 29/10/2024, 4 Letters of Representation were received that **objected** to the proposal. Issues raised included:

- Highway Access and Parking
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping
- Other

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 two storey side extension and replacement of conservatory roof at 52 Wordsworth Place, Horsham, West Sussex. 52 Wordsworth Place is an end terrace property on Wordsworth Place. This line of terraces themselves are not directly on Wordsworth Place instead positioned 90° to the carriageway and accessed via small courtyard where parking is available. The area looks to be a contemporary estate with dwellings built sharing architectural style.

A design revision was requested to step the proposal below the ridge of the dwelling and back from the principle elevation was submitted and has been assessed.

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 Erection of a two storey side extension and replacement of conservatory roof at 52 Wordsworth Place, Horsham. The development looks to increase in footprint by extending the side of the property. This two story extension is stepped back at the front of the dwelling to match the neighbouring terrace houses with the proposal matching the existing depth (exc. conservatory). The proposal has been stepped down in order to display a suitable level of subservience to the existing dwelling. The proposal would increase the width of the dwelling by 3.5m.

Though a large extension, it is considered there are nearby comparable extensions to this application. It would therefore not be considered that the proposal would be uncharacteristic to the surrounding area and is judged to suitably integrate into the dwellinghouse and the character of the area.

The proposal would be a 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 there would be adverse impact on the neighbouring amenity with the proposal built away from these dwellings. Views from windows from the rear would be comparable to the existing arrangement with no impact envisioned from this.

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.

Impact on Parking Provision

Policy 41 of the HDPF states that adequate parking and facilities must be provided within developments 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.

The dwelling house is within Holbrook East, which using West Sussex County Council Guidance on Parking at New Developments (September 2020) indicates that the area is under PBZ(4). The parking provision for this site is a courtyard and wider street parking.

The development will see the addition of 2 bedrooms. PBZ(4) requires that for a 4+ bedroom home, there is required to be 2.2 off road parking spaces. Though the layout / allocation for parking within the courtyard is not known, it would be considered that the courtyard could hold an additional vehicle and that there is on-street parking available.

In this particular instance it is not apparent that there would be an additional harm to amenity, highway safety or the highway network. The proposal would therefore accord with the above policies in this regard.

Other Matters

The Council recognises concerns raised during the course of the application. The extension is considered to be accommodated by the plot size and would not be resisted on these grounds. A similar side extension has been approved previously near to the development. It is not considered a household extension would materially alter the vehicle movements in and out of the area. Works are likely to be temporary in nature with concerns around access to the site for building work is not a material planning consideration. The redline boundary are drawn to the edge of the highway.

Representations concerning trees are noted. However, any works to the trees to the east of the site should have express permission of the landowner as they are not in the ownership of the applicant.

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 186 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/24/1232
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	06.09.2024
Elevation & Floor plan	Existing and Proposed	001 [A]	09.10.2024
Block plan		NONE	15.08.2024

DELEGATED

Case Officer sign/initial	JBurrowes	Date:	29.10.2024
Authorising Officer sign/initial	RHERMITAGE	Date:	30.10.2024