Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1304
17 Cedar Close, Horsham, West Sussex, RH12 2BN

DESCRIPTION:
Erection of a single storey rear extension, conversion of loft into habitable living space, and alterations to fenestration.

RELEVANT PLANNING HISTORY:

HU/309/69	Car port. (From old Planning History)	Application 09.07.1969	Permitted	on
HU/195/80	Pitched roof to form garage and ground bedroom. flat roof to enlarge lounge. (From old Planning History)	Application 04.08.1980	Permitted	on
HU/267/83	Fell two western red cedars and one douglas fir. (From old Planning History)	Application 29.11.1983	Permitted	on

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 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

Horsham Blueprint Business Neighbourhood Plan 2019-2036
Policy HB3- Character of Development
Policy HB4- Design of Development
Policy HB5- Energy Efficiency and Design

Horsham Town 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.

HDC Arboricultural Officer: No objection
The mature trees of public visual amenity value are located in a belt to the rear of the properties in the Close (subject of Tree Preservation Order No.TPO 0050) that is reasonably remote from the foreseeable area of the garden that will be required for the associated development process.

No precautionary tree protection measures considered appropriate in this instance.

Parish Comments:
None received

Representations:
Three responses received in support of the proposed development.

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

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.

Policies HB3, HB4 and HB5 of the HBBNP seeks to ensure that developments have high quality of design and be energy and water efficient. Local character should also be respected to integrate with its surrounding built form.

The proposal is for the erection of a single storey rear extension, conversion of loft into habitable living space, and alterations to fenestration at 17 Cedar Close, Horsham, RH12 2BN. A front extension is also proposed with an enlarged front roof and the existing outbuilding removed.

The site is located in the Built Up Area of Horsham and is surrounded by residential dwellinghouses with a diverse variety of types, building materials and appearances on Cedar Close. There is also a Tree Protection Order in the rear boundary of the site but it would not be associated with the proposed development. A nearby resident submitted a consultation response with concerns regarding the health of the TPOs on 17 Cedar Close and their risks to safety, but they expressed support to the proposed development.

The existing rear extension with a flat roof is proposed to be removed and a new considerably larger rear extension with a flat roof and a roof lantern would be erected. A flat roof dormer is also proposed to the rear of the dwelling with timber cladding, and parts of the existing rear roof would be retained.

A front extension would also be erected with the existing pitched roof on the left of the principal elevation enlarged, and a rooflight (Velux window) would be installed on the right of the front roof. The design of the proposed front extension is sympathetic to the character of the existing dwelling and is therefore considered acceptable.

The proposed front extension would incorporate a wider front gable that would match those present on the side of the building, and would thus appear in keeping with the character of the building. The rear extension, though large, would span the entire width of the dwelling but project at a reasonable depth- in any case, the dwelling benefits from a generous plot that would accommodate an extension of this size. With regards to the dormer: the dormer would comprise a width covering the majority of the width of the roof, which would be set from its sides (off-centre) and below the ridge of the main roof of the dwelling. To some extent, the dormer does display some level of subservience to the main dwelling. However, the dormer does extend beyond the eaves of the main roof, connecting with the roof of the proposed extension. Ideally, the dormer would be designed in a way to sit centrally within the roof, and set away from the eaves in order to display greater subservience and more balanced. However, as above, the dormer does display some level of subservience and overall on balance is considered somewhat acceptable.

The proposal is (on balance) 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.

There is an existing relationship of overlooking amongst the side elevations of 15 and 17 Cedar Close. The proposed addition of window and door to the ground floor side elevation facing 15 Cedar Close would not result in additional overlooking and is therefore considered acceptable.

The proposed rear dormer and rear extension would also not create any unacceptable overlooking or intrusion to neighbours. 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.

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 to be used in the development hereby permitted shall strictly accord with those indicated on the application form, approved plans and email correspondence dated 25 September and 2 October 2024.

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/24/1304

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Photos		DE1269/06 REV P1	28.08.2024
Floor plan	Proposed	DE1269/04 REV P1	28.08.2024
Location & Block plan		DE1269/01 REV P1	28.08.2024
Elevation plan	Existing	DE1269/03 REV P1	28.08.2024
Floor plan	Existing	DE1269/02 REV P1	28.08.2024
Elevation plan		DE1269/05 REV P2	02.10.2024

DELEGATED

Case Officer sign/initial	Joshua Lee	Date:	22.10.2024
Authorising Officer sign/initial	RHERMITAGE	Date:	30.10.2024