Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1375
55 Queensway, Horsham, West Sussex, RH13 5AP

DESCRIPTION:
Demolition of garage and erection of a two storey side extension to form an annexe, erection of a single storey rear extension.

RELEVANT PLANNING HISTORY
None relevant

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

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 25: Parking
Policy 46: Ancillary Accommodation

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 from Forest Neighbourhood Council based on the following reasons:-

- Plans are inadequate as drainage is not provided in the plans.
- Concerns over the materials of internal walls and floors of the proposed annexe.
- Absence of a water neutrality statement.

Forest NC also wishes a condition would be imposed requiring the granny annexe to not be sold separately.

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

Ancillary Accommodation

The two-storey side extension would comprise an additional room at ground floor level, accessed of an existing room, with an en-suite bedroom at first floor level, accessed off the existing landing area. The extension would not create a self-contained annexe and there would be no link between ground and first floor levels (of the extension) other than via the existing staircase. The proposal would instead amount to additional accommodation for residents of the dwelling, with the layout not providing accommodation which would be occupied independently.

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.

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

This proposed development is for the demolition of existing garage, erection of a two-storey side extension, and the erection of a single storey rear extension at 55 Queensway, Horsham, RH13 5AP. The site of proposed development is located within the Built Up Area boundary of Horsham with a mix of housing types in the surrounding area, and the existing dwelling is a modern two-storey detached

house. Adjacent dwellings are of a similar design and scale, and dwellings opposite are predominantly single storey bungalows.

The two-storey side extension would be clearly subservient to the host building, and despite the variation in roof pitches would be of an appropriate form, scale and design. The extension would retain separation from the shared side boundary and would not appear cramped within the plot or result in a harmful loss of openness. The proposed single storey rear extension would span across a majority of the width of the existing dwellinghouse. The scale, form and design would not appear intrusive or unduly dominant, being clearly subservient to the host building and pattern of surrounding development. The proposed materials are noted as matching the existing (within the application form).

The visual impact of the proposal is therefore considered 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.

The flank elevation of the neighbouring dwelling does not contain any principal window openings, with the siting and scale of the two-storey extension considered sufficient to ensure no unacceptable harm arises from this element of the scheme.

The projection and height of the single-storey rear extension, taking into account the relationship with shared boundaries and the rear building line of neighbouring properties, would not result in unacceptable harm to amenity.

The proposal would not introduce any window openings which would create intrusive views into neighbouring properties and land, with the resulting arrangement not unusual or unexpected in an established residential location such as this.

The amenity impacts of the proposal are therefore considered acceptable, and in accordance with the above policy.

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.

The existing garage is proposed to be removed and replaced by the proposed side extension, and there would be an increase of two bedrooms (granny annexe and an additional first floor bedroom). However, it is considered that the existing driveway is sufficient to accommodate existing and future off-street parking demand for the property with no evidence to suggest a harmful demand for street parking would result.

Water Neutrality

There is no clear or compelling evidence to suggest the nature and scale of the proposed development, which entails an extension to an existing dwelling rather than the creation of a new planning unit, 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.

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.

Other Matters

There is a Tree Protection Order at the rear boundary of the site over 20 metres away from the dwellinghouse. This proposal is related to extensions to the host dwelling and would therefore not affect the Tree Protection Order.

The Neighbourhood Council has raised objections which include the lack of information on drainage. The drainage arrangements for the extension would be assessed through the Building Regulations, but taking into account the nature of the proposal within a built-up area there is no reason to believe foul and surface water would not be appropriately dealt with.

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/24/1375
(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		NONE	03.09.2024

Elevation plan	Existing	180724 - 1	03.09.2024
Elevation plan	Proposed	180724 - 2	03.09.2024
Floor plan	Existing and Proposed Ground Floor	180724 - 3	29.11.2024
Floor plan	Existing and Proposed First Floor	180724 - 4	03.09.2024
Roof plan	Existing and Proposed	180724 - 5	03.09.2024
Block plan	Proposed	180724 - 5A	03.09.2024

DELEGATED

Case Officer sign/initial Joshua Lee Date: 06.12.2024

Authorising Officer sign/initial Guy Everest Date: 10.12.2024