Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0153
21 Barleycroft, Cowfold, West Sussex, RH13 8DP

DESCRIPTION:

Relocation of side entrance door to front elevation. Removal of existing conservatory and erection of a single storey rear extension. Conversion of loft into habitable space including rear roof extension. Single storey side extension to the garage.

RELEVANT PLANNING HISTORY

None relevant

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

Neighbourhood Plan:
Cowfold Neighbourhood Plan 2019-2031
Policy 9 – Residential Development Principles

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:

Support as there would be no neighbour amenity impact

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

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.

Policy 9 of the Cowfold Neighbourhood Plan states that residential development proposals will be supported where they are within the built-up area of Cowfold and are of a sympathetic scale, relating positively to the character, function and layout of the area. Development should incorporate the use of high quality building materials and finishes consistent with high thermal energy.

The application seeks planning permission for the relocation of side entrance door to front elevation, removal of existing conservatory, and erection of a single storey rear extension. It is also proposed to convert the loft into habitable space including rear roof extension, with a single storey side extension to the garage. The proposal would utilise matching materials.

The application site comprises a semi-detached bungalow set back from the road frontage. The street scene comprises a mix of single storey and two storey properties with facing brick, tile hanging, and painted brick. There are examples of front, side, and rear dormers within the street scene

It is considered that the extensions in their entirety would appear as coherent and sympathetic additions with sufficient separation retained around the extended building and site boundaries. The proposed form and design would reflect existing elements of the host dwelling and given the variation the retained separation from the side boundary there would be no harmful loss of openness in this part of the street. Whilst the alteration to the front elevation would impact the balance of the pairing, it is not considered that this would be of such significant harm to justify a reason for refusal. It is considered that the proposed extensions would create a building which would appear unsightly or discordant in relation to the surroundings. The proposed dormer addition would sit comfortably within the context of the roof slope and would not be considered to be of a scale or size that would offbalance or overwhelm the existing dwelling.

The proposal when considered collectively would be subservient additions and are 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.

Policy 9 of the Cowfold Neighbourhood Plan states that residential development proposals will be supported where they maintain appropriate distances between buildings to avoid unacceptable adverse impacts on existing facilities or amenity of adjacent neighbouring properties.

The proposed single storey rear extension would extend to a depth of 4.5m and would be positioned marginally off the shared boundary. The proposal would incorporate a flat roof to a height of 2.8m (above the eaves height of the main dwelling). The neighbouring property of 23 Barleycroft adjoins the application dwelling, with a window serving the living room adjacent to the shared boundary. The proposed extension, due to its siting, depth, and height, is considered to have an overbearing impact upon the habitable window serving the living room, where the proposal would result in adverse harm to the amenity of the neighbouring property.

The proposal would introduce a pitched roof dormer to the roof slope, with a Juliet balcony serving a bedroom. It is recognised that this would be a new addition to the pair of bungalows, however a degree of mutual overlooking is generally anticipated within a residential area. On the balance of these considerations, the proposed dormer is not considered to result in harm to justify a reason for refusal on the grounds of overlooking or loss of privacy. It is noted that no objections have been received.

The proposed development, due to the scale, depth, siting, and height of the proposed flat roof rear extension, would have an overbearing impact on the living room window serving the adjoined neighbouring property of 23 Barleycroft, and would lead to adverse harm in this regard, contrary to Policy 33 of the Horsham District Planning Framework (2015).

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 Refused

Reason for Refusal

1 The proposed development, due to the scale, depth, siting, and height of the proposed flat roof rear extension, would have an overbearing impact on the living room window serving the adjoined neighbouring property of 23 Barleycroft, and would lead to adverse harm in this regard, contrary to 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/24/0153
Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Site plan	Location Plan, Site Plan, and Photos	Green/23/01	29.01.2024
Elevation & Floor plan	Existing Plans, Sections and Elevations	Green/23/02	29.01.2024
Elevation & Floor plan	Proposed Plans, Section and Elevations	Green/23/03	29.01.2024

DELEGATED

Case Officer sign/initial Tamara Dale Date: 25.03.2024

Authorising Officer sign/initial RHERMITAGE Date: 25.03.2024