Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0398
3 Ingram Close, Horsham, West Sussex, RH12 1JU

DESCRIPTION:
Erection of a front extension including the provision of a bay window, gable roof, and supporting side column.

RELEVANT PLANNING HISTORY:

HU/258/03	Conservatory Site: 3 Ingram Close Horsham	Application Permitted on 08.09.2003

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

Horsham Blueprint Business Neighbourhood Plan (HBBNP) 2019 - 2036:
Policy HB3 - Character of Development
Policy HB4 - Design of Development

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.

Southern Water:
Southern Water commented that "It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site".

An informative is attached.

Parish Comments:
Horsham Denne Neighbourhood Council has concerns that the proposed extension may reduce light into the front room of the adjoining property. But if the neighbour has no objection, then HDNC does not object to this application.

Representations:
1 Letter of Representation was received from Horsham Society who objected to the proposal.

Reason for Objection:
- Design
- Loss of General Amenity

Horsham Society considered the proposal would affect the build line of adjacent properties and thus affect the street scene.

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 front extension including the provision of a bay window, gable roof, and supporting side column at 3 Ingram Close, Horsham, West Sussex. 3 Ingram Close is a semi-detached property that sits slightly back from Ingram Close with a modest driveway. The property shares design language with the neighbouring properties of Ingram Close, with properties being semi-detached with either hanging tile or timber cladding to their front elevations.

The application has been assessed on the basis of the submitted details, together with the planning history of the site, available images and photographs. A site visit was also conducted. 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 HB3 and HB4 of the HBBNP cover the design and character of development within Horsham which is supported by the neighbourhood councils of Forest, Denne and Trafalgar. It advocates for high quality design and construction that integrates with its surroundings whilst minimising impact on natural environments. It should reflect the character and architectural forms of the area in order to protect against inappropriate design.

The proposed development is for the erection of a front extension including the provision of a bay window, gable roof, and supporting side column at 3 Ingram Close, Horsham. The proposal sees a small front extension to the property via the introduction of a bay window, projecting 1.5m from the front of the property, 3.4m in width. This is topped by a monopitched roof, 3.5m in height and runs almost the width of the dwellinghouse at 6.4m. The additional roof length that does not serve the bay window is for the creation of an open face porch approx. 3m with a support beam of 330mm x 330mm.

The proposal would be the first design of this kind on Ingram Close, however it is judged to be a suitable design and of a modest scale being tight and not excessive. It is not envisaged the design would harm the existing character of the dwellinghouse nor Ingram Close as a whole. There is evidence of some other front extensions / porches on Ingram Close though they are not akin to the proposed.

The proposal would be a clearly subservient addition and is 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.

It is considered that the front extension would likely impact on the neighbouring property (4 Ingram Close). However, considering a planning balance, the outlook would not be diminished to an extent that is sufficient to warrant refusal. Outlook from this window is primarily of other housing and the driveway and would not necessarily dampen the extent of the view that exists here. Additionally, it is not considered that the amount of light would decrease to an unsatisfactory level. This is as the orientation of the property faces north.

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 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/24/0398
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Site plan		A100	22.03.2024
Elevation plan	As existing, proposed, and demolished	A101	22.03.2024
Floor plan	Part ground, as existing, proposed, and demolished	A102	22.03.2024
Elevation plan	3D as existing and proposed, and East and West as proposed	A103	22.03.2024
Elevation plan	East and West, as existing	A106	22.03.2024
Roof plan	Existing and Proposed	A104	22.03.2024
Plans	3D Existing and Proposed images	A105	22.03.2024

DELEGATED

Case Officer sign/initial J/Burrowes Date: 17/05/2024

Authorising Officer sign/initial RHERMITAGE Date: 17.05.2024