

PLANNING STATEMENT

11 RIDGEHURST DRIVE

HORSHAM

WEST SUSSEX

RH12 1XF

The current application reflects the original submission under DC/21/2337. During the course of determining the application amendments were instigated following concerns raised by the Case Officer. In an email dated 08.12.21 it was stated that *'levels rise quite significantly from the finished floor levels of the approved dwellings. This coupled with the height of the dwellings would be overbearing regardless of the 11 metre distance'*.

It was accepted by email on 15.12.21 that the amended elevations *'would overcome the amenity reason for refusal albeit at the expense of the design'*.

Following refusal of the application, an Appeal was submitted (APP/23825/W/22/3300977) where the Inspector stated *that 'Whilst sited at a slightly higher level from the dwellings facing Ridgehurst Drive, the new dwellings would follow the slope of the land from the north direction and would be consequently sited on a lower level relative to N° 9. As such, again the dwellings would not appear incongruous or out of keeping with the surrounding area in this respect'*.

During the course of the application regarding 11 Ridgehurst Drive, planning permission was approved for alterations and extensions to 9 Ridgehurst Drive for the 'conversion of bungalow to a two storey dwelling' (DC/21/1846). This raised the eaves level of the existing building by 2625mm and the ridge height also by 2625mm. Therefore, the eaves height approved for 9 Ridgehurst Drive was 2690mm above the eaves height of the five approved dwellings fronting Ridgehurst Drive on the application site.

The amended proposals raise the eaves height on the southern side of the proposed dwellings by 960mm. The eaves height on all the other elevations remains as previously

approved. The proposed eaves level would be 970mm higher than the five dwellings fronting Ridgehurst Drive and would be 1720mm less than the eaves level approved for 9 Ridgehurst Drive, therefore the buildings would respect the slope of the site as referred to in the Appeal decision.

The raising of the eaves level relates to less than 80% of the elevation facing the five dwellings fronting Ridgehurst Drive due to the previously approved dormer windows on the southern elevation. The Council have already accepted that the proposals, visually, are a better design solution (see email dated 15.12.21).

Policies 32 and 33 referred to by the Council are concerned with design principles and quality. With regard to Policy 32, the proposals integrate with the landscapes (item 3) by following the existing slope of the site, and all other items are not relevant to the current application. Policy 33 refers to harm to amenity of nearby properties (item 2) and the raising of 80% of the eaves by 960mm does not in our opinion, have an adverse impact. The proposals enhance the design as agreed by the planners (email 15.12.21) in respect of item 3 and retains the slope of the site in accordance with item 6. None of the other elements of Policy 33 are affected by the proposals.