DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1895
5 Netherton Close, Southwater, West Sussex, RH13 9BL

DESCRIPTION:
Erection of single storey, two storey and first floor extensions.

RELEVANT PLANNING HISTORY:

DC/24/1739	Erection of a detached garage and garden store.	Application Permitted on 20.01.2025

DESCRIPTION OF THE SITE
The application site comprises a single storey detached dwelling located on the southern side of Netherton Close within the built up area of Southwater. The application site is set back from the highway. The application site comprises one of a number of detached properties, similar in design scale, design and appearance, occupying reasonably sized plots.

DESCRIPTION OF THE APPLICATION
The application seeks planning for the erection of a single storey extension and first floor extension. the proposed first floor extension would raise the existing roof height increasing the property from a two bedroom to a four bedroom property.

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

Southwater Neighbourhood Development Plan 2018-2031
SNP14 – Car Parking
SNP16 – Design

Southwater Parish Design Statement

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 25: Parking

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had

consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

PUBLIC CONSULTATIONS:

Representations:
2 representations have been received, objecting to the application on the following grounds: -

- Layout and Density
- Loss of Privacy
- Overlooking
- Overshadowing
- Disturbance during construction
- Design
- Loss of visual amenity
- Loss of light

Parish Comments:
Object due to loss of parking and as the extension would be out of keeping with the area.

Member Comments:
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

Design 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.

Policy SNP16 of the Southwater Neighbourhood Plan states that all development must be of high quality design. This means facing buildings with locally sourced materials, or materials equivalent to those that would historically have been sourced locally wherever possible; encourage a variety of complementary vernaculars to encourage contextually appropriate design and diversity in our building stock; and making sure the design of new development actively responds to other properties in the vicinity.

Netherton Close comprises a series of modest bungalows in a cul-de-sac arrangement. A number of the dwellings have been previously extended at first floor level to create additional accommodation, with these extensions within the original pitched roof form. This approach to later extensions has maintained the overall scale and form of the host buildings, which once extended take on the

appearance of a chalet bungalow and an appropriate contrast with the remaining single-level bungalows.

This application seeks planning permission for the erection of a series of single storey, two storey and first floor extensions to substantially enlarge the host building. The result of the development would be to create a two-storey dwellinghouse (with hipped roof above) on the site. The scale and form of the resulting dwelling would create a sharp and incongruous contrast with the established patter of development along Netherton Close, where first-floor accommodation, when present, contained within the roofspace in the manner of a chalet bungalow. The extensions would create a sense of bulk and mass on the site which would be out of character with the surrounding development on Netherton Close, and which would appear visually incongruous and overly dominant.

It is therefore considered that the development, by virtue of its scale and design, would represent an unduly dominant and incongruous addition which would fail to refelct the estabslihsed pattern and character of surrounding development. The developent would not relate sympathetically to the built surroundings and would instead detract from the visual amenities of the locality, contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015) and Policy 16 of the Southwater Neighbourhood Plan (2019-2031).

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 dwelling lies to the south-east of the neighbouring property to the north, 6 Netherton Close, which is sited at a right angle in comparison to the application site. While the side elevation of the host building is sited broadly in line with the front elevation of no. 6 the additional height, and the related bulk and mass, would be clearly seen from this neighbouring property and related amenity space. There are concerns that the resulting building, while not result in any unacceptable loss of light, would appear unduly dominant and overbearing on the neighbouring property, with the two-storey form creating an impact and relationship which would not be expected in this location, and which would result in unacceptable harm to amenity, contrary to the above policy.

The presence of first floor window openings would not, as a matter of course, be expected to result in harmful overlooking, and similar arrangements exist elsewhere in Netherton Close without causing apparent unacceptable harm.

While there would be disruption arising from building work this would be short-term and not of a magnitude which would amount to unacceptable harm on which to refuse planning permission. The site benefits from off-street parking and a large curtilage, both of which should contain contractor parking and materials to within the site boundaries, with no displacement onto surrounding land / highways.

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.

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.

Conclusions:

There would be no objection in principle to extending the existing dwelling to provide additional accommodation and meet the needs of its occupants. It is though the case that any such extensions must be of an appropriate form, scale and design, taking into account the constraints of the site and the pattern / character of surrounding development. For the reasons set out, the proposal fails to achieve this and would instead be harmful to the character and appearance of the area. It is therefore recommended that planning permission be refused.

Recommendation: Application Refused

Reason(s) for Refusal:

1 The development, by virtue of its scale and design, would represent an unduly dominant and incongruous addition which would fail to reflect the established pattern and character of surrounding development. The development would not relate sympathetically to the built surroundings and would instead detract from the visual amenities of the locality, contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015) and Policy 16 of the Southwater Neighbourhood Plan (2019-2031).

2 The development, by virtue of its scale and massing, would appear overbearing and result in an unacceptable loss of amenity for occupants of the adjoining property to the north, 6 Netherton Close, 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/24/1895
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Existing	24/04/1	06.12.2024
Floor plan	Proposed first	24/04/4	06.12.2024
Elevation plan	Existing and proposed	24/04/5	06.12.2024
Floor plan	Proposed ground	24/04/3	06.12.2024
Location & Block plan			06.12.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 28.01.2025

Authorising Officer sign/initial Guy Everest Date: 31.01.2025