Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0365
Morey Croft, Broomers Hill Lane, Pulborough, West Sussex, RH20 2HZ

DESCRIPTION:
Erection of a single storey extension on the West elevation, and a two storey extension on the South elevation

RELEVANT PLANNING HISTORY:

PL/72/80	Double garage (From old Planning History)	Application Permitted on 12.11.1980
PL/83/51	Garage (From old Planning History)	Application Permitted on 12.06.1951

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
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 40- Sustainable Transport
Policy 41- Parking

Pulborough Parish Neighbourhood Plan (PNP)
Pulborough Parish have produced a neighbourhood plan which have been subject to successful Examination but cannot proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations. Subject to water Neutrality being demonstrated the following policies are considered consistent with the NPPF and carry significant weight: -

Policy 1 – A Spatial Plan for the Parish
Policy 15 - Design

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:
No Objection

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 site is situated west of Broomers Hill Lane, outside of any BUAB and in a countryside location in terms of planning policy. This part of Broomers Hill Lane is characterised by sporadic dwellings of varying form located each side of the highway. Morey Croft is a characterful detached two storey 3 bedroom dwelling with external walls composed of a combination of Fittleworth stone flint with brick quoins, areas of render and sandstone, and horizontal dark brown painted timber boarding with a clay tiled roof. White painted timber frame windows. Access to the dwelling is on the south (side) elevation. To the rear (west) beyond the garden is open fields. Mature vegetation along the side boundaries of the site provides screening.

Planning permission is sought to erect a ground floor rear extension on the west elevation of the dwelling to create a garden room, with a low roof concealed behind a cornice together with a traditional timber framed roof lantern centrally located. This rear extension is to measure 3.7m projection, 4.4m width, roof height of 3m. The proposed will reduce the walling below the windows either side of the chimney to join the garden room with the living room. Timber bi-fold doors are to open onto the external terrace to be reconfigured with permeable brick paved path reformed around the dwelling.

The proposed finishing materials to the garden room extension are to be in natural stone with brick quoins bedded in natural lime mortar to match the existing wall facings. All joinery is to be double glazed timber joinery with a painted finish. The roof covering is to be finished in zinc giving the appearance of traditional wood cored rolls. All new rainwater goods are to be powder coated aluminium.

Also proposed is a two-storey extension on the south (side) elevation of the dwelling to create a porch measuring 2m projection, 2.8m width, with en suite shower room created above. A gabled dual pitched roof above with ridge height 6m set well below the main roof ridge. Ground level elevations of this extension will be clad in natural stone with brick quoins bedded in natural lime mortar to match the existing wall facings, and the second storey will be clad in timber boarding to match the existing cladding with clay roof tiles to match main roof. White painted timber frame porch windows to match the existing windows. The existing front door is to be slightly re- located. Access to the site will remain unchanged.

Character and Appearance

Policy 28 of the HDPF relates to house extensions in the countryside, requiring they not be disproportionate to the existing and be in keeping with the scale and character of the existing dwelling, the policy also states that the cumulative impact of existing extensions will be taken into account.

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. This is reflected by Policy 15, Design, of the PNP.

The proposal extensions would be clearly subservient additions sympathetically designed to the existing dwelling with materials to match the existing. It is considered that taken as a whole the proposal is of a design, form and scale which is not inappropriate 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.

The new first floor shower room would create an additional first floor opening, however, there are existing first floor windows on this elevation, and with a recommended condition that the new first floor bathroom window is to be obscure glazed no harmful loss of privacy would arise. It is considered that the siting and layout of the proposed extensions and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

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).

4 **Pre-Occupation Condition:** The first-floor extension hereby permitted shall not be occupied until the new first floor bathroom window at the south-eastern elevation has been fitted with obscured glazing. Once installed the obscured glazing shall be retained permanently thereafter.

Reason: To protect the privacy of adjacent occupiers 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/24/0365

(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 & Block plan		105	06.03.2024
Floor plan	As existing	110	06.03.2024
Roof plan	As existing	111	06.03.2024
Floor plan	Ground, as existing	114	06.03.2024
Floor plan	First, as existing	115	06.03.2024
Elevation plan	As existing	112 REV A	08.03.2024
Section plan	As existing	113 REV A	08.03.2024
Photos	As existing	PS1	06.03.2024
Elevation plan	As proposed	122 REV A	06.03.2024
Section plan	As proposed	123 REV A	06.03.2024
Floor plan	Ground, as proposed	124 REV A	06.03.2024
Roof plan	As proposed	125 REV A	06.03.2024
Floor plan	First, as proposed	127 REV A	06.03.2024
Design & Access Statement		NONE	06.03.2024
Supporting Statement	Foul and Surface Water	NONE	06.03.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 29.04.2024

Authorising Officer sign/initial Guy Everest Date: 03.05.2024