Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0764
18 Redford Avenue, Horsham, West Sussex, RH12 2HJ

SITE LOCATION & DESCRIPTION:

No.18 is a two storey dwellinghouse situated on the west side of Redford Avenue. The site is located within a zone 2 flood risk area and a gas pipeline runs under the site.

Revised plans and information have been received, increasing the internal floor level and mitigating against flooding. The proposed plans increase the rear extensions eaves height by approximately 0.25m. This raise is not considered significant enough to result in any material change, a lack of re-consultation is therefore not considered to prejudice any parties.

Permission is sought for the demolition of the existing garage. It is also sought for the erection of a single storey side and rear extension, floor plan redesign and all associated works.

RELEVANT PLANNING HISTORY

None relevant

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 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

Horsham Blueprint Business Neighbourhood Plan:
Policy HB1 – Location of Development
Policy HB3 – Character of Development
Policy HB4 – Design of Development

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

The Horsham Town Design Statement

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.

Environment Agency: No response provided.

Parish Comments:

No further actions

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 HB3 of the Horsham Blueprint Business Neighbourhood Plan outlines that development is expected to preserve and enhance the Character Area in which it is located. The design of new development should take account of the local context and reflect the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area. Policy HB4 continues that development is expected to demonstrate a high quality of design which responds and integrates well with its surroundings.

The proposal would create a wraparound element, around the side and rear. The removal of the garage ensures the extensions are set back from the streetscene, minimising harm to it. While the overall extensions would be large in nature, the additional floor area doesn't greatly exceed the existing.

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.

While higher than the existing garage, the proposed side elevation would only exceed the built form at no. 16 by 1m, to the front and rear. The side extension is not anticipated to cause significant impacts on amenity above and beyond the existing situation.

The rear extension element is likely to cause some loss of light and sense of enclosure for no. 20. The sense of enclosure would only impact a limited amount of the garden, preventing the harm being unacceptable. The existing built form at no. 20 already causes loss of light for the ground floor rear fenestration. The addition of more built form to the north would exacerbate the situation; however, the orientation prevents the harm from being unacceptable.

It is considered that the siting and layout of the proposed extension 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.

Flooding

The extensions are primarily to be erected on land which is already sealed. The agent has provided mitigation methods and the design has been altered to raise the internal floor level. These mitigations, raised floor level and confirmation that the proposal will drain into the existing drainage system is considered acceptable.

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 to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: To enable the Local Planning Authority to control the development in detail 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/24/0764
(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
Supporting Statement		Flood Resistance Measures	21.08.2024
Elevation & Floor plan	Proposed Architectural Drawings	209 - PR - 101 Rev A	04.09.2024
Location plan	Location Plan	209 - 100	16.05.2024
Section plan	Proposed Sections	209 - PR - 201 Rev A	04.09.2024
Block plan	Existing and Proposed Block Plans	209 - 101	16.05.2024

DELEGATED

Case Officer sign/initial Alice Johnson Date: 04.09.2024

Authorising Officer sign/initial Tamara Dale Date: 10.09.2024