Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0129
23 Weald Close, Horsham, West Sussex, RH13 6HE

DESCRIPTION:
Erection of a two storey side extension

RELEVANT PLANNING HISTORY:

DC/22/1857	Erection of a two-storey side extension and associated works.	Application Permitted on 10.03.2023
HU/451/66	Conversion of existing garage into additional room and construction of new garage.	Application Permitted on 12.01.1966

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
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

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
Arboriculturalist: The property is subject of a 1961 Area TPO (Ref: TPO/0070), that affords protection to all trees present prior to the development of the estate. The only vegetation in relatively close proximity are relatively small ornamental trees of very limited visual amenity. The trees may be of an age associated with planting undertaken as part the original 1960's development and are possibly not subject of the TPO. In any event the trees are not of a form or condition that would merit them posing a constraint on development of the site.

WSCC Highways: The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

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:
None received

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
This application is for the erection of a two storey side extension at 23 Weald Close, Horsham, West Sussex. 23 Weald Close is a semi-detached property on a corner plot. The properties on Weald Close are of a uniform character mostly consisting of other semi-detached properties, with hanging tile on first floor elevations. There has been modest development to Weald Close including extensions and porches.

Planning permission was previously granted on 10/03/2023 for the erection of a two-storey side extension and associated works, ref: DC/22/1857. This current application entails a comparable two-storey side extension with the key change relating to the roof form / detailing of a ground floor projection to the front elevation. The application has been assessed on the basis of the submitted details, together with the planning history of the site, available images and photographs. These details were considered sufficient to allow the application to be properly considered and determined.

Character 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 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 two-storey side extension at 23 Weald Close, Horsham. The two-storey side extension is consistent with that approved under ref: DC/22/1857, which remains extant. As considered previously, the two-storey side extension would reflect the form, scale and detailing of the existing building and would appear as a coherent and sympathetic addition. The proposed two storey side extension would retain sufficient separation from the splayed side boundary and would not appear cramped or result in any harmful loss of openness in this section of Weald Close. While the proposed extension would not be set down from the ridge, given the mixture of properties within the vicinity it is considered there would be adverse visual impact on the established character and appearance of the site or surrounding area.

The form and design of the single-storey front projection is considered acceptable with regard to the host building and the wider street scene, where a number of other dwellings on Weald Close have similar pitched roof porches.

The proposal also includes an outdoor decking area in the rear garden, with the siting, scale and resulting layout not unexpected in an established residential location such as this.

The proposal 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.

The new front and rear window openings would not create any views of neighbouring properties or land which would be unusual or unexpected in an established residential location such as this. The proposal does though include two side facing first floor window openings in closer proximity to the shared side boundary than is currently the case. A condition is therefore recommended to require these openings be obscure glazed. This approach would ensure no harmful loss of privacy for occupants of the adjoining property.

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.

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 **Pre-Occupation Condition**: No part of the development hereby permitted shall occupied until the first-floor windows to the side elevation have been fitted with obscured glazing. Once installed the obscured glazing shall be retained permanently as such thereafter.

Reason: To protect the privacy of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **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/24/0129

(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		DE 1128/01 REV P1	23.01.2024
Elevation & Floor plan	As existing and proposed	189_WC_A1_01_100 REV 1	26.02.2024
Elevation & Floor plan	As existing and proposed	189_WC_A1_02_100 REV 0	26.02.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 18/03/2024

Authorising Officer sign/initial Guy Everest Date: 19.03.2024