Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0122
11 Robin Close, Southwater, West Sussex, RH13 9TE

DESCRIPTION:
Erection of a two storey side extension and associated works

RELEVANT PLANNING HISTORY
None relevant

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 34- Cultural and Heritage Assets
Policy 40- Sustainable Transport
Policy 41- Parking

Southwater Neighbourhood Development Plan (SNDP) 2019 - 2031:
SNP9 – Home Standards
SNP14 – Adequate Supply of Car Parking
SNP16 – 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:
Southwater Parish Council commented 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
This application is for the "Erection of a two storey side extension and associated works at 11 Robin Close, Southwater, West Sussex. 11 Robin Close is a semi-detached dwelling built in a contemporary style. Robin Close is mostly made up other semi-detached dwellings that are somewhat similar to No.11 though there is variety to this.

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. This is reflected by Policy SNP16 of the NP, which requires design to be of high quality.

Robin Close is a cul-de-sac which creates a variable orientation of dwellings, which are detached, semi-detached and terraced, there is similarly noticeable variation in the separation between buildings. It is considered that these factors are such that the loss of openness between the application site and eastern neighbour would not be detrimental to the prevailing character and appearance of the locality.

The proposed two-story extension would be set away from the shared eastern (side) boundary and would be setback from the principal elevation by around 0.75m, which together with a shallow front roof pitch would create a lowered ridge (over the extension). This siting and form would be sufficient to ensure the extension appears subservient to the host building. The variation between the front pitch of the host building and the proposed extension appreciably contrasts on plan form, the relationship between the site and eastern neighbour is though such that this would not be unduly visible or prominent in views from the surrounding area.

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.

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. The additional window openings would not create any additional views which would be unusual or unexpected in a location such as this, and no harmful loss of privacy would result. The amenity impacts of the proposal are therefore considered acceptable.

Impact on Parking Provision

Policy 41 of the HDPF states that adequate parking and facilities must be provided within developments to meet the needs of anticipated users. Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere or the need for the development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

SNP14 requires that developments that cause a reduction in parking provision are required to show that alternate parking provision can be sought within the curtilage of the property. Proposals that look to create additional bedrooms should also look to create additional parking spaces within the curtilage of the dwelling to the same level as if it were a new dwelling (as set out above) unless this is not practically possible.

The proposal would create an additional (third) bedroom within the dwelling, increasing parking demand from 1.7 to 2.1 spaces, and would result in the conversion of the integral ground floor garage to a habitable room and a partial loss of the side driveway. The site would retain at least one on-site parking space with potential for a further parking space across the street frontage of the site. In this particular instance, it is not apparent that any displaced parking would result in harm to amenity, highway safety or the highway network. The proposal would therefore accord with the above policies in this regard.

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).

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/24/0122

(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 plan		195-100	22.01.2024
Block plan	As existing and proposed	195-101	22.01.2024
Elevation plan	As existing	195-EX-201	22.01.2024
Elevation plan	As proposed	195-PR-201	22.01.2024
Floor plan	Roof, as existing	195-EX-101	22.01.2024
Floor plan	Roof, as proposed	195-EX-101	22.01.2024

DELEGATED

Case Officer sign/initial JBurrowes Date: 18/03/2024

Authorising Officer sign/initial Guy Everest Date: 18.03.2024