Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0036
Rozelle, Tudor Close, Pulborough, West Sussex, RH20 2EF

DESCRIPTION:

Erection of a two storey extension, front infill extension and a side orangery extension, conversion of loft into habitable living space with raised roof and rear dormer, conversion of garage into habitable living space, and installation of wrap-around raised decking.

RELEVANT PLANNING HISTORY:

| | | |
|---|---|---|
| PL/72/68 | Detached double garage<br>(From old Planning History) | Application Permitted on 16.08.1968 |
| PL/45/66 | Bungalow<br>(From old Planning History) | Application Permitted on 03.08.1966 |

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 26 - Strategic Policy: Countryside Protection
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 34 - Cultural and Heritage Assets
Policy 40 - Sustainable Transport
Policy 41 - Parking

**Neighbourhood Plan**:
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. The following policies are of significant weight, subject to water neutrality being demonstrated: -
Policy 1 – A Spatial Plan for the Parish
Policy 15 - Design

**Horsham District Local Plan (2023-40) (Regulation 19)**:
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking

Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

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.

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 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 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that extensions should not be disproportionate to the size of the existing dwelling, and should 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.

The application site consists of a detached 3-bedroom bungalow with integrated single garage set within a large spacious plot of around 1.1 acres, with the driveway and access from Tudor Close (private road) at the northern end of the site, and the southern and eastern half of the site providing spacious garden space. The site is outside any built-up area boundary and is a countryside location in terms of planning policy. The nearest neighbouring dwellings are 'Lindor' to the west, and 'The Well House' to the north. Along the eastern and southeast flank of the overall application site is woodland consisting mainly of oak, hazlewood and blackthorn protected under TPO/1039. The existing dwelling is composed of facing brick and stone, concrete tiled pitched roofing and upvc windows.

Planning permission is sought for extensions and alterations, which include the following: -

- Erection of a front infill two-storey extension to the South Elevation, including a conversion of the loft into habitable space with raised roof ridge by approximately 0.5m. Loft accommodation to provide two bedrooms, one with en-suite, and also a family bathroom within a rear dormer to the North Elevation roof slope lit by obscure glazing with no openers less than 1.7m from the floor level. Three pairs of south facing windows to the first floor would serve the two bedrooms and the en-suite and featuring a central balcony at first floor level. Rooflights to the north and east.
- A single storey glazed (east elevation) side orangery extension and installation of wrap around raised decking to the ground floor facilitated by the lower gradient of the land adjacent to the south and east sides of the house,
- Conversion of the integrated garage into habitable living space to form a gym room. Garage door replaced with glazed French doors.

Materials proposed are facing brick to match existing, and plain red concrete tiles to the roof to match existing. Tiles will be re-used where possible. Elements of larch cladding is also proposed to the upper floor of the south elevation. Windows to be anthracite upvc. Doors composite to the front and utility hardwood to orangery. Timber decking.

It is noted that the dwelling has not been significantly maintained or developed since the 1960s and although the proposal would add mass and bulk to the existing dwelling, the application site is sufficiently spacious to comfortably accommodate the proposal, which 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 given separation distances and mature vegetation at boundaries 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.

**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.

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

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/25/0036**
(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 & Site plan | Site & Location Plan | A.001 REV A | 14.01.2025 |
| Floor plan | Existing Plans | A.100 | 13.01.2025 |
| Floor plan | Proposed Ground Floor | A.101 REV B | 13.01.2025 |
| Floor plan | Proposed Plans | A.102 REV C | 24.02.2025 |
| Elevation plan | Existing Elevations | A.200 | 13.01.2025 |
| Elevation plan | Proposed Elevations | A.201 REV B | 13.01.2025 |
| Section plan | Existing Sections | A.300 | 13.01.2025 |
| Section plan | Proposed Sections | A.301 REV B | 13.01.2025 |

**DELEGATED**

Case Officer sign/initial Steve Astles Date: 04.03.2025

Authorising Officer sign/initial Tamara Dale Date: 10.03.2025