Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1316
4 Pond Rise, West Chiltington, West Sussex, RH20 2JP

DESCRIPTION:
Demolition of existing conservatory to front. Erection of a single storey side and front extension. Alterations to fenestration and installation of three rooflights to the north elevation.

RELEVANT PLANNING HISTORY:

WC/2/99	Conservatory Site: 4 Pond Rise West Chiltington	Application Permitted on 02.03.1999
WC/91/72	Extension for new study (From old Planning History)	Application Permitted on 23.10.1972

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 41- Parking

Neighbourhood Plan:
West Chiltington Neighbourhood Plan has been submitted in draft form. The Council is in the process of considering whether the plan meets the Basic Conditions and can progress to Regulation 16 consultation and formal examination.

West Chiltington Common Parish Design Statement

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 site is within the West Chiltington built-up area boundary and is located at the north end of the cul-de-sac Pond Rise. The host dwelling is a single-storey detached dual-pitched roofed bungalow with an infill conservatory at the front elevation which also provides a front entrance, and an attached flat-roofed garage projecting forward of the front elevation. The dwelling also has an existing side extension to the east elevation providing a dining room. Materials consist of facing brickwork painted white and concrete tiled main roof. Upvc windows/doors. To the rear (north) of the site are playing fields of the West Chiltington Community First School. Around the application site boundary high mature hedge which provides screening of the site from public views and from neighbours.

Planning permission is sought to remove the existing conservatory at the front, and to replace on the same footprint with a single-storey extension, facing brickwork to match, with new upvc fenestration including new entrance door and internal lobby. The roof to be flat with central positioned roof lantern. A roof canopy to the front door is proposed supported with oak posts and replacement external steps and retaining wall approaching the door.

The application also proposes to infill the rear northeast corner of the dwelling, behind the existing flat roofed side (dining room) extension, with a single-storey utility room extension and existing flat roof to be replaced and extended over the rear infill. Facing brickwork to match. The dining room is to subsequently provide a third bedroom for the dwelling.

Fenestration around the dwelling is to be replaced with new upvc, an existing chimney to be removed and 3no. velux rooflights to the rear (north) roof slope over the kitchen.

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.

Whilst the proposed development would add flat roof elements to the dwelling already of mixed pitched and flat roofing the proposal would represent subservient additions 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 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, given the existing arrangement and existing boundary screening, the siting, scale 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 **Regulatory Condition**: The materials and finishes of all new external walls and windows 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/24/1316

(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
Elevation & Floor plan	Existing, Sections, Site and Location	HM-265-01	11.09.2024
Elevation & Floor plan	Proposed, Section and Location	HM-265-02	11.09.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 30.10.2024

Authorising Officer sign/initial Guy Everest Date: 06.11.2024