Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0597
34 Furzefield Road, Horsham, West Sussex, RH12 4NG

DESCRIPTION:
Erection of a two storey side and rear extension.

RELEVANT PLANNING HISTORY:
None relevant to this application.

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

North Horsham Neighbourhood Plan
North Horsham Parish has not been designated a Neighbourhood Plan area.

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:
No objection

Representations:
1 representation was received raising concerns regarding parking and access due to the shared driveway and an existing covenant relating to the aforementioned. Privacy concerns were also raised

due to the proposed first floor window having views of second and first floor windows of a neighbouring property.

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

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.

The development is for erection of a two-storey side and rear extension, with part of the rear extension single-storey and set slightly away from the neighbouring boundary. The proposal has been modified during the course of the application, replacing the previously proposed flat roof with a crown roof with modest roof pitch.

The host building is set at the top of a cul-de-sac with the extension set considerably back from the front elevation. This layout and siting significantly reduces the visual impact of the extension, which as a result would not be unduly prominent or dominant in views from surrounding land and properties. This proposed design and the amended roof form has somewhat improved the appearance of the extension, which would be subservient to the existing main building. While there remain concerns that the proposed extension would not be particularly sympathetic to the existing, it is considered the siting and amended roof form is sufficient in this case to ensure that no adverse visual impacts would arise.

The proposal would have a limited effect on the visual flow of the surrounding area of the street and is considered to be of a form and scale which is sufficiently appropriate to the existing dwelling, and which would not harm the character or appearance of the wider area. It is therefore considered on balance, 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, which would be an appreciable distance from the proposed extensions, would be sufficient to prevent any unacceptable harm to neighbouring amenity.

The rear window opening would primarily overlook the rear of the application site. The proposal also includes a first-floor window to the front elevation which is approximately 9.5m away from the side of neighbouring property which features openings at ground and first floor level. It is considered that the proposed extension would not create direct views into this opening and in a built-up area such as this a degree of overlooking is not unusual or unexpected, with mutual overlooking already existing between

the application site and neighbouring property. It is considered that the proposal would not result in any harmful loss of privacy for occupants of neighbouring properties.

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.

Other Considerations

The nature and scale of the development would not be expected to generate a magnitude or duration of disruption as a result of construction activities at the site. The site benefits from a sizeable curtilage and there would be no expectation that such activities would extend beyond the site boundaries. The presence of a covenant on the site would not be affected by this planning application.

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/24/0597
(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

Floor plan	Existing roof	224042 100 REV P1	21.05.2024
Floor plan	Proposed roof	224042 101 REV P3	21.05.2024
Elevation plan	Existing	224042 110 REV P1	21.05.2024
Elevation plan	Proposed	224042 111 REV P3	21.05.2024
Location plan		224042 080 REV P1	21.05.2024
Block plan		224042 090 REV P2	21.05.2024

DELEGATED

Case Officer sign/initial Jacques Burrowes Date: 19.06.2024

Authorising Officer sign/initial Guy Everest Date: 19.06.2024