Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0620
19A-19B Carfax, Horsham, West Sussex, RH12 1EB

DESCRIPLTION:

Installation of rear dormer and rooflight to existing roof and replacing existing glazed roof at second floor with slate roof to match existing.

RELEVANT PLANNING HISTORY:

DC/22/0217	Creation of a rear dormer. Replacement of upper floor shop window with a bay window and replacement of roof over first floor bathroom including raising of eaves height. Replacement of windows and repositioning of ground floor entrance door.	Application Refused on 31.03.2022

SITE AND SURROUNDS

The application site relates to a three-storey terraced building fronting Carfax in Horsham. The building includes a shopfront and is split into four levels, with accommodation in the roof space. The ground and first floors are in retail use and the upper floors have permission for residential use. The building includes a front pitched roof dormer and rear two-storey pitched roof outrigger. To the front there is a separate stepped entrance for the upper floors and a separate retail use. The building is on north side of the Carfax built in approximately 1840. The site is within Horsham Town Conservation Area.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction

Neighbourhood Plan:
Horsham Blueprint Business Neighbourhood Forum is a designated body of the Unparished Area of Horsham Town. The Forum comprises of representatives from Denne Neighbourhood Council, Forest Neighbourhood Council and Trafalgar Neighbourhood Council. The Horsham Blueprint Business Neighbourhood Plan has been through examination and the examiner's comments have been published. This plan therefore carries weight in determining applications and the relevant policies are as follows:

Policy HB3: Character of Development
Policy HB4: Design of Development

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.

HDC Conservation: No objection.

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.

Background

The application seeks planning permission for the installation of rear dormer and rooflight to existing roof and replacing existing glazed roof at second floor with slate roof to match existing. An earlier application for extensions and alterations, including a rear dormer, was refused under ref: DC/22/0217 for the following reason:-

> *The proposed addition of the front bay window, rear dormer extension and the proposed Redland Cambrian interlocking slates are inappropriate additions and would detrimentally affect the character and appearance of the existing building and Horsham Town Conservation Area. The scheme is therefore contrary to policies 32, 33 and 34 of the*

Horsham District Planning Framework (2015) and policies HB3 and HB4 of the Horsham Blueprint Business Neighbourhood Plan (2019-2036).

Following this refusal, the rear dormer has been amended, to reduce the size and bulk and to revise the external materials.

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.

Policies HB3 and HB4 of the Horsham Blueprint Business Neighbourhood Plan also state that development is expected to enhance and preserve the character area in which it is located (Horsham Town Conservation Area) and should take account of the local context and reflect the character and vernacular of the area. The Horsham Town Design Statement (2008) also sets out the character of Horsham Town.

Paragraph 205 of the NPPF states that "when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)." Paragraph 206 continues to state that "any harm to, or loss of, the significance of a designated heritage asset (from its alterations or destruction, or from development within its setting), should require clear and convincing justification.

Policy 34 of the Horsham District Planning Framework states that Development should reinforce the special character of the district's historic environment through appropriate siting, scale, form, and design, and should make a positive contribution to the character and distinctiveness of the area. In addition, development should preserve and ensure clear legibility of locally distinctive vernacular building forms and their setting, features, fabric and materials, and should seek to secure the viable and sustainable use of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset.

The site is within the Horsham Town Centre Conservation Area. The property forms part of a terrace of early Victorian properties with access at street level to modern commercial units and steps up to the first floor with a simple classically influenced portico. The terrace is a prominent feature within Carfax and is identified in the Horsham Conservation Area Appraisal as being a group of buildings that are important to the streetscene.

The application seeks to construct a dormer to the rear with rooflights, and replacement of the existing glazed roof at second floor with a slate roof to match the existing. The smaller dormer would clearly sit more comfortably within the roofslope, and given the nature of the wider works and the rear siting, is considered to be of a sufficient scale to ensure no adverse impacts on surrounding heritage assets. The design, form and scale of the proposal is appropriate in relation to the character and appearance of the existing building, and a condition is recommended to require the rear dormer cheeks be clad in slate to match the roof, as this approach would help mitigate the size of the structure.

The roof alterations and rooflights represent modest alterations which would have no adverse impact on the character or appearance of the building or the wider setting.

The proposal is therefore 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, including the setting of surrounding heritage assets. 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 proposal would not create any views of adjoining properties which would be unusual or unexpected in a location such as this, and no harmful loss of privacy would result from the scheme.

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-Installation (Windows) Condition**: No new and / or replacement windows shall be installed until the following details (of the new and / or replacement windows) have been submitted to and approved in writing by the Local Planning Authority: -

- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including dormer construction
- method of opening
- method of glazing

The development shall take place in strict accordance with the agreed details.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: Notwithstanding the approved details, the cheeks of the rear dormer hereby permitted shall be finished externally in slate to match the existing rear roofslope, unless details of an alternative material have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the dormer construction.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 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/24/0620
(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	Location Plan	NONE	22.04.2024
Floor plan	Existing Lower Ground Floor & Roof Layout	PL01	22.04.2024
Floor plan	Existing Upper Ground Floor Layout	PL02	22.04.2024
Floor plan	Existing Lower First Floor Layout	PL03	22.04.2024
Floor plan	Existing Second Floor Layout	PL04	22.04.2024
Elevation plan	Existing Elevations	PL05	22.04.2024
Floor plan	Proposed Lower Ground Floor & Roof Layout	PL06	22.04.2024
Floor plan	Upper Ground Floor Layout	PL07	22.04.2024
Floor plan	Lower First Floor Plan	PL08	22.04.2024
Floor plan	Proposed Second Floor Layout	PL09	22.04.2024
Layout plan		PL10	22.04.2024
Section plan	Typical Section	PL11	22.04.2024
Elevation plan	Proposed Elevations	PL12	22.04.2024

DELEGATED

Case Officer sign/initial	Marie Riggs	Date:	06.06.2024
Authorising Officer sign/initial	Guy Everest	Date:	14.06.2024