Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0872
Cray, Depot Road, Horsham, West Sussex, RH13 5HD

DESCRIPTION:
Removal of existing conservatory and erection of a single storey side and rear extension, a first floor rear extension, installation of two new ground floor windows to the side elevation and alterations to the front elevation.

RELEVANT PLANNING HISTORY:

DC/23/1131	Erection of outbuilding with pitched roof and open porch to front curtilage.	Application Permitted on 08.08.2023
HU/297/97	Surgery on 1 red oak tree (TPO)	Application Permitted on 12.12.1997

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

Horsham Blueprint Business Neighbourhood Plan:
Policy HB3: Character of Development
Policy HB4: Design of Development

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:
HDC Arboriculture: No Objection

Southern Water: No Objection, advisory

Newt Consultant (NatureSpace): No objection/No comment

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.

Neighbourhood Council:
No Objection, subject to a condition that new SE window facing Rosalea is obscure glass.

Representations:
4 representations have been received objecting to the application for the following summarised: -

- Arboricultural impacts
- Noise and Construction Disturbance
- Design, Character and Appearance
- Impact on Privacy and light pollution
- Obstruct views if trees are removed

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.

Planning permission is sought to remove an existing rear conservatory with the construction of a replacement single storey mono-pitched roofed rear extension. Also proposed is a garage conversion, and first floor rear roof extension to the existing catslide, to create a dormer-type addition. The submitted plans also indicate alterations to fenestration across the building.

The proposed extensions are considered to be well designed and detailed in relation to the host building, with their scale and siting such that they would not appear unduly dominant or intrusive in views from neighbouring properties and land. The associated alterations, including the garage conversion, would be in keeping with the remainder of the building.

It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Arboriculture

The site and adjacent land to the west has a continuous row of trees which contributes positively to the character of the streetscene. The land to the west is bound by a watercourse which will have formed a partial constraint on the TPO lime trees present rooting into the site. On-site there is a former coppice Red Oak subject of a TPO (Ref: 0412) a dead sweet chestnut and a semi-mature sycamore. The rooting area of the Red Oak has been constrained by the adjacent highway and thus its key rooting area extends to encompass most of the available soft ground and driveway area within the property. The tree has a limited safe useful life expectancy due to its unusual muti-stem form, evidence of some lower stem decay and former management to maintain in a reduced form. The tree is not considered to pose a significant constraint on development at the application site.

It is acknowledged that the proposed foundation construction and associated process may impact upon the rooting areas of some nearby on-site trees. These are not however considered to be of a form / condition that constitutes a significant constraint on potential development.

The application form does not indicate that any trees are to be removed or pruned, and the siting of the extensions would not appear to necessitate any such tree works to facilitate construction. The impact of the proposal on existing trees at the site is therefore considered acceptable.

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 noted that objections have been received from Cotswold Court to the west and southwest of the application site. It is considered that the scale and siting of the proposal and the resulting relationship with this neighbouring site would be sufficient to prevent any unacceptable harm to neighbouring amenity, with the impact of the proposal on the existing tree screening considered above.

The neighbouring property to the east, Rosalea, it set at a higher level than the application site with the key outlook derived from the front and rear elevations. These aspects would not be affected by the proposal, with the siting of the extensions not resulting in unacceptable harm to key window openings.

The revised fenestration would not create any intrusive views of neighbouring properties and land, with the arrangement not unusual or unexpected in an established residential location such as this. While the side facing window (fronting Roselea) would be largely screened by the existing boundary treatment, the window relates to a bathroom with a condition recommend requiring it be obscurely glazed.

Overall, the amenity impacts of the proposal are considered acceptable and in accordance with the above policy.

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.

Other Considerations

Policy 41 of the HDPF states that 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.

While the proposal includes conversion of the integral garage the dwelling benefits from a front hardstanding which can accommodate at least 2 parked cars. This provision is considered sufficient for a dwelling of this size in this location, and no impacts arising from displaced parking would be anticipated.

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-Occupation Condition**: The new window to the south-eastern (side) elevation, as indicated on the approved plans, shall be fitted with obscured glazing. Once installed the obscured glazing shall be retained permanently thereafter.

Reason: To protect the privacy of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **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/25/0872

(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
Supporting Docs	Application Form	NONE	27.05.2025
Elevation & Floor plan	Existing and Proposed, Site and Location	525/003/01 REV D	16.06.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 16.07.2025

Authorising Officer sign/initial Guy Everest Date: 22.07.2025