Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1219
60 Millthorpe Road, Horsham, West Sussex, RH12 4EP

DESCRIPTION:
Conversion of garage into habitable living space including removal of garage door and replacement with window. Flat roof overhaul to converted garage and porch. Erection of outbuilding in rear garden.

RELEVANT PLANNING HISTORY
None relevant

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 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 41- Parking

**Planning Advice Notes**:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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:
One comment received from neighbour neither objecting to nor supporting the planning application.

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 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.

The proposal is for the conversion of garage into habitable living space including removal of garage door and replacement with window, a replacement of flat roof to converted garage and porch, and the erection of outbuilding in rear garden at 60 Millthorpe Road, Horsham, RH12 4EP.

The site is located in the Built Up Area of Horsham on a residential street with a mix of housing types and a variety of external appearances. The dwelling is a mid-terrace with red brickwork and tiles hanging on the first floor and has a similar appearance to adjacent terraced dwellings. The proposed replacement flat roof would also integrate sympathetically into the built form of the existing dwelling. The resultant alterations would not adversely impact on the setting or character of the dwelling and wider surrounding area.

The proposed outbuilding is of a modest scale and is considered to be sympathetic to the character of the surrounding area.

The proposal 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.

The proposed garage conversion would result in a minimal change in overlooking due to the single storey nature of the proposed development and the already established mutual overlooking amongst principal elevations of adjacent dwellings.

The proposed outbuilding is single storey and is not proposed to be a habitable room. The proposed ridge height would be 2.5 metres and fences are also present at the site boundaries screening much of the outbuilding from 58 Millthorpe Road. Overall, the scale and siting in relation to neighbouring properties would not result in adverse neighbouring amenity impact.

It is considered that the siting and layout of the proposed development and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

**Parking**

Policy 41 of the HDPF seeks to secure adequate parking provisions in development to meet the needs of anticipated users. 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.

The proposed development would result in the loss of a garage. However, the existing garage is relatively narrow in width and is unlikely to be able to accommodate a modern vehicle. In addition, current off-street parking provisions are considered sufficient. The conversion of garage to habitable living space is therefore considered acceptable.

**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 to be used in the proposed development hereby permitted shall strictly accord with those indicated on the application form, approved plans and email correspondence on 16 September 2024.

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.

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**Plans list for: DC/24/1219**

Schedule of plans/documents **approved**:

| **Plan Type** | **Description** | **Drawing Number** | **Received Date** |
|---|---|---|---|
| Floor plan | Proposed Ground | D 0724/703/03 | 13.08.2024 |
| Floor plan | Existing Ground | D 0724/703/02 | 13.08.2024 |
| Elevation & Floor plan | Proposed Outbuilding | D 0724/703/07 | 13.08.2024 |
| Elevation plan | Proposed | D 0724/703/06 | 13.08.2024 |
| Elevation plan | Existing | D 0724/703/05 | 13.08.2024 |
| Floor plan | Existing First Floor with Garage and Porch Roof | D 0724/703/04 | 13.08.2024 |
| Location & Block plan | | D 0724/703/01 | 13.08.2024 |

**DELEGATED**

Case Officer sign/initial Joshua Lee Date: 07.10.2024

Authorising Officer sign/initial RHERMITAGE Date: 08.10.2024