Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0274
1 Belloc Court, Manor Fields, Horsham, West Sussex, RH13 6SF

DESCRIPTION:
Conversion of garage to habitable living space with first floor extension above.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 41 - Parking

Neighbourhood Plan:
North Horsham Parish Council voluntarily withdrew their parish from the Neighbourhood Development Plan process on 30 July 2018.

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Quality
Policy 20: Development Principles
Policy 25: Parking

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:
1 representation has been received, objecting to the application for the following reasons: -

- Loss of Light/Overshadowing – the neighbour is concerned that the proposed two-storey extension will reduce light levels and overshadow the property and garden.
- Loss of Privacy – the neighbour has raised concerns regarding the increased overlooking
- Overbearing/Loss of Amenity – the neighbour has raised a concern that the extension will form a substantial structure close to the eastern boundary

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

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 application seeks planning permission for the conversion of garage to habitable living space with first floor extension above. The proposed first floor side extension would reflect the scale, form and design of the existing dwelling, with the slight set back and lowered ridge sufficient to create a subservient form and relationship with the host building and is not considered to appear disproportionate from the dwelling when read as a whole, and in this respect would provide an acceptable balanced and harmonious addition.

The existing garage doors would be replaced by windows. Whilst the proposal would result in the loss of the garage doors, it is not felt that this alteration would significantly detract from the appearance of the property or the visual amenity of the streetscene. Materials would match the existing present on the dwelling, and the gabled rear addition would match the existing to the front of the dwelling. Subject to matching materials, the proposal is considered acceptable in terms of impact on the character and appearance of the dwelling and the surrounding area.

The proposal would be a clearly subservient addition and 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.

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.

It is noted that a representation has raised concerns in respect of the impact on light from the existing rear tree line. From the Officer site visit, it is considered that there are no trees within the site that would adversely impact the neighbouring property with the trees being some 20 metres away from the proposed two storey side extension.

The dwelling is set back from the existing neighbours either side, no. 2 Belloc Court and 171 Manor Fields. The first floor extension would infill a gap between the first floor of the application site and the neighbour at no. 2. The proposal would not result in an increase in the footprint of the dwelling, and would thus occupy the existing planform. Whilst this is site set approximately 1.32m further behind the neighbour, the increase in height to the ridge of the existing garage roof to accommodate the first floor extension is not considered to result in adverse harm to neighbouring amenity. Given the existing orientation, in which both dwellings' rear elevation face south, the extension would not result in harm by way of overbearing or overshadowing.

In terms of overlooking, whilst the proposed extension would accommodate additional windows to the rear elevation (serving a new bedroom), the existing rear elevation already accommodates windows to habitable rooms, therefore already enabling some level of oblique but mutual overlooking between the habitable rooms and the neighbouring garden area. The proposed extension would not therefore result in any additional harmful impact of overlooking over and above the existing arrangement.

Impact on Parking Provision

Policy 41 of the HDPF states that adequate parking and facilities must be provided within developments 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.

Whilst the proposal would result in the loss of a potential parking space within the garage there would seemingly remain potential for 2/3 vehicles to park on the existing hardstanding and there are no apparent issues arising from street parking in the locality. It would not therefore be anticipated that the proposal would result in harmful demand for on-street parking from any displaced vehicles.

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 193 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.

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 approved proposed elevations plan drawing numbered PL02 received 24.02.2025.

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/25/0274

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan	Existing Floor	PL01	24.02.2025
Elevation plan	Existing	PL02	24.02.2025
Floor plan	Proposed	PL03	24.02.2025
Elevation plan	Proposed	PL04	24.02.2025

DELEGATED

Case Officer sign/initial Marie Riggs Date: 15.04.2025

Authorising Officer sign/initial RHERMITAGE Date: 16.04.2025