Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1121
13 The Crescent, Horsham, West Sussex, RH12 1NA

DESCRIPTION:

Erection of a two storey front extension with internal alterations and installation of a rear dormer.

RELEVANT PLANNING HISTORY:

HU/482/73	Alteration & addition for bedroom Comment: Br (From old Planning History)	Application Permitted on 17.09.1973
HU/122/53	Garage (From old Planning History)	Application Permitted on 22.09.1953
HU/60/99	Ground floor front extension and decorative dormer in roof at front Site: 13 The Crescent Horsham	Application Permitted on 19.04.1999

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

Horsham Blueprint Business Neighbourhood Plan (HBBNO) 2019 – 2036:
HB3 – Character of development
HB4 – Design of development

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:

Horsham Denne Neighbourhood Council has raised 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.

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.

Policy HB3 and HB4 of the Horsham Blueprint Business Neighbourhood Plan covers the design and character of development within Horsham which is supported by the neighbourhood councils of Forest, Denne and Trafalgar. It advocates for high-quality design and construction that integrates with its surroundings whilst minimising impact on natural environments. It should reflect the character and architectural forms of the area in order to protect against inappropriate design.

The proposed development is for the erection of a two-storey front extension, with associated internal alterations and the installation of a dormer to the rear elevation. This proposed front extension would mostly keep to the existing ground floor footprint, with the addition of a modest ground floor extension and the addition of first-floor storey. The ridge line of the proposed roof would be the same height as the existing roof, therefore following the existing built line and ensuring no increased height to the dwelling. The extension would sit comfortably in the context of the host dwelling and would have a form and scale which is appropriate and sympathetic to the existing.

The rear dormer would also be a subservient addition, which is considered to be of a scale and form, which would be appropriate for the roof slope. Whilst the dormer does not consist of a pitched roof, in line with Horsham District Council guidance, it would not be visible from the street scene and would not be out-of-keeping for the area, given the many examples of flat roof dormers within the immediate surroundings.

The proposal has been designed to be in keeping with the main dwelling with external materials to match the existing. Therefore, it is not envisaged that the design would harm the existing character of the dwellinghouse, nor The Crescent as a whole. 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 noted no objections have been raised and the presence of the dormer is not considered to increase views to neighbouring properties over and above the existing arrangement. There is sufficient distance from the rear of the dwelling to the rear of the neighbours' dwellings, to ensure that there would be limited harm on the enjoyment of these properties. The two-storey front extension would see the installation of a roof light on the north elevation, however, given the type of window and its proposed sitting approximately 5.11 metres from ground level, it is not considered to give rise to any potential overlooking or loss or privacy issues.

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.

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 and finishes of all new external walls, windows and roofs of the development hereby permitted shall match in type, colour and texture those of the existing building.

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/24/1121
(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
Elevation plan	Proposed Elevations - Developed Design	24011/220	22.07.2024
Location & Block plan	Proposed Site Location and Block Plan	24011/200	22.07.2024
Floor plan	Proposed Floor Plans - Developed Design	24011/210	22.07.2024

DELEGATED

Case Officer sign/initial Sam Nye Date: 10.09.2024

Authorising Officer sign/initial Tamara Dale Date: 10.09.2024