Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1530
2 Wayside Cottages, Brighton Road, Monks Gate, West Sussex, RH13 6NE

DESCRIPTION:
Erection of a two storey side extension and associated alterations.

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 28- Replacement Dwellings and House Extensions in the Countryside
Policy 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

Lower Beeding Neighbourhood Plan (LBNP):
Lower Beeding Parish have produced a neighbourhood plan which have been subject to successful Examination, but which could not proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations. Further work was commissioned to address these requirements, and the Council completed a Decision Statement on 8 November 2024 recommending the plan proceed to Referendum, details of which are expected shortly. The following is of relevance to this application: -

Policy 12- Design

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 45: Replacement Dwellings and House Extensions in the Countryside

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:
None received

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

Character and Appearance

Policy 28 of the HDPF seeks to ensure development in the countryside, including house extensions, to accommodate appropriately within the curtilage of the existing dwelling. The policy also requires house extensions in the countryside to respect the scale and character of the existing dwelling.

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.

Policy 12, Design, of the LBNP states that development proposals which are in keeping with the local vernacular traditions and materials will be supported.

The proposed side extension would be set back from the front elevation, creating a lowered ridge and roof form and a subservient relationship with the host building. This approach is considered sufficient to ensure no harmful loss of symmetry within the pair, with the nature of the surroundings such that the extension would not appear cramped within the plot. The proposed design and form, which features a two-storey gabled rear projection and a pitched roof across the front elevation, would reflect elements of the existing, and would ensure a coherent appearance to the resulting building. The proposed materials would similarly match the existing.

It is acknowledged that the proposed extension represents a sizeable addition to the existing building. It is though considered, for the reasons set out, that no harm to the character or appearance of the site or wider surrounding area would result. 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. 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 siting of the side and rear two-storey element is such that the resulting relationship with neighbouring properties and land would be sufficient to prevent any unacceptable impacts on amenity. The proposal would not introduce new window openings which would lead to an intrusive level of overlooking, and no harmful loss of privacy would arise. The amenity impacts of the proposal are therefore 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.

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/24/1530
(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 & Site plan		(01)-001 REV B	02.10.2024
Floor plan	Existing, Roof and 3D	(02)-001 REV A	02.10.2024
Elevation plan	Existing	(03)-001 REV A	02.10.2024
Floor plan	Proposed, Roof and 3D	(07)-001 REV F	16.10.2024
Elevation plan	Proposed	(08)-001 REV F	16.10.2024

DELEGATED

Case Officer sign/initial Joshua Lee Date: 22.11.2024

Authorising Officer sign/initial Guy Everest Date: 27.11.2024