DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1537
2 Thornscroft, Steyning, West Sussex, BN44 3RP

DESCRIPTION:
Replacement of existing single storey timber porch with new masonry porch and erection of a first-floor extension over. Demolition of existing summerhouse and pergola and erection of a single storey rear extension.

RELEVANT PLANNING HISTORY:

DC/22/2116	Erection of a two-storey side extension. Conversion of loft to form habitable living space, incorporating hip to gable roof extension and creations of 2no dormers to front and rear.	Withdrawn Application on 20.10.2023

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

Steyning Neighbourhood Plan
SNDP 3- Contribution of Character

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

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:
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

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 SNDP 3.2 of the Steyning Neighbourhood Plan states that development proposals should respect the amenity of properties in their immediate locality, and respond positively and sensitively to the scale, mass, height, building materials and form of neighbouring properties.

The application site comprises a semi-detached two storey dwelling which lies within the settlement boundary of Steyning. The surrounding area features similar building forms, with various later extensions and alterations. This application proposes demolition of an existing summerhouse and pergola to allow for the erection of a single storey rear extension. The extension would align with the western boundary of the site and occupy the full width of the plot along the rear northern boundary, creating a small central courtyard (between the dwelling and extension). The scheme also includes the construction of a new front / side infill to create a ground floor porch with first-floor accommodation above.

There is no objection in principle to extending the existing property to provide additional living accommodation on the site. However, any extensions and alterations must take into account the constraints of the existing plot and its relationship with the surrounding area.

The proposed replacement porch with extension over is deemed acceptable given the positioning and relationship to the side boundary. However, significant concerns arise regarding the design approach proposed in respect of the rear extension.

The proposed rear extension represents a substantial addition which would substantially reduce the usable rear amenity space. There are concerns that the projection and extent of the rear extension

would create a cramped overdeveloped appearance, which would fail to reflect the more spacious pattern of development in the immediate surrounding area. The extension would be particularly conspicuous from both the side and rear elevations, and adjoining properties and land, where its coverage would dominate the rear garden environment.

It is considered that the rear extension, by reason of its scale, massing, and design, would fail to respect the form and proportions of the host building, appearing instead an overly dominant, cramped and intrusive addition to the host building. The visual impact of the proposal is therefore considered contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015) and Policy 3 of the Steyning Neighbourhood Plan.

Impact on Neighbouring Amenity

Policy 33 of the Horsham District Planning Framework (HDPF) requires development to respect the amenity of neighbouring properties by avoiding unacceptable harm through noise, privacy, and overshadowing. Additionally, the National Planning Policy Framework (NPPF) emphasizes the importance of creating places with a high standard of amenity for all users.

The proposed rear extension would be sited on the shared western boundary of the site, immediately adjoining the rear amenity space associated with the neighbour, 1 Thornscroft. The extent of the projection together with the related height, which rises to approximately 3.5 metres at the northernmost point, would create a sense of enclosure and loss of openness beyond that which currently exists at the neighbouring property. It is considered that the impact would lead to unacceptable harm for occupants of this property, to the detriment of their residential amenity and contrary to the above policy.

The first-floor extension above the porch, is modest in scale, and whilst it may also lead to overlooking concerns due to the elevated position, the window will serve a bathroom and as such the window could be required to be glazed.

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 proposed development has been carefully assessed against the relevant policies, including Policies 32 and 33 of the Horsham District Planning Framework (HDPF) and Policy SNDP 3.2 of the Steyning Neighbourhood Plan. While the principle of extending the existing dwelling is acceptable, the specific design, scale, and massing of the rear extension, in particular, fail to respect the character and appearance of the host property and its surroundings.

The rear extension, by reason of its scale, massing, and design, would fail to respect the form and proportions of the host building, appearing instead an overly dominant, cramped and intrusive addition to the host building. Further, by reason of its siting and height along the shared western boundary the rear extension would result in an unacceptable loss of amenity for occupants of the adjoining property. The proposal is therefore considered contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015) and Policy 3 of the Steyning Neighbourhood Plan.

Recommendation: Application Refused

Reason(s) for Refusal:

1. The rear extension, by reason of its scale, massing, and design, would fail to respect the form and proportions of the host building, appearing instead an overly dominant, cramped and intrusive addition to the host building. Further, by reason of its siting and height along the shared western boundary the rear extension would result in an unacceptable loss of amenity for occupants of the adjoining property. The proposal is therefore considered contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015) and Policy 3 of the Steyning Neighbourhood Plan.

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/24/1537
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Existing	02 REV A	02.10.2024
Floor plan	Proposed	03 REV A	02.10.2024
Elevation plan	Proposed and Sections	04 REV A	02.10.2024
Block plan	Site	01 REV A	02.10.2024
Location plan		NONE	02.10.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 25.11.2024

Authorising Officer sign/initial Guy Everest Date: 27.11.2024