



TO: Planning Committee (North)

BY: Head of Development

DATE: 4 December 2018

DEVELOPMENT: Erection of open front porch, single storey rear extension and proposed loft conversion including installation of two dormer windows and a roof light to south east elevation and one dormer window and roof light to north west elevation.

SITE: Melita 19 Richmond Road Horsham West Sussex RH12 2EG

WARD: Horsham Park

APPLICATION: DC/18/1746

APPLICANT: **Name:** Mr Mark Watkinson **Address:** 6 York Close Southwater RH13 9XJ

REASON FOR INCLUSION ON THE AGENDA: More than 8 letters of representation have been received within the consultation period which have raised material considerations contrary to the recommendation of the Head of Development.

RECOMMENDATION: To approve planning permission subject to appropriate conditions.

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.2 The application seeks planning permission for the construction of an open fronted porch, single storey rear extension and a loft conversion which would involve the installation of one dormer window and a roof light to south east elevation and one dormer window and roof light to north west elevation.
- 1.3 The works will provide a master bedroom suite at second floor level, including the provision of a covered balcony. The ground floor will be reconfigured, including an extension to provide an enlarged open plan kitchen/dining area and an open porch to the front elevation.
- 1.4 The proposed porch would be built adjacent to the flank wall of the garage and would project 2m from the front wall of the property and would have a width of 1.8 metres. The proposal would be partly open sided. The proposed roof would be mono-pitched and would, in addition, run along the front elevation, replacing the existing mono-pitched roof over the bay window. The proposal would not project forward of the established building line set by the front wall of the double garage.

- 1.5 The proposed single storey rear extension would have a depth of 2.4 metres and a width of approximately 6.8 metres and would align with the flank wall of the host dwelling which is situated approximately 1 metre from the side boundary. The existing rear wall of the dining room and kitchen would be removed to create kitchen/dining area and the extension would open onto the rear amenity space. The proposed roof would have a roof ridge height of 3.3 metres and would be part hipped-shaped and part flat, the latter of which would be fitted with a sunken roof lantern.
- 1.6 The dormer windows to the front and rear elevations would have pitched roofs and would be set down from the ridge of the property. The dormer to the front elevation would be set down from the ridge by some 0.15 metres, while the dormer to the rear would be set down from the ridge by some 0.3 metres. Both dormer windows would be some 1 metre from the eaves of the property.
- 1.7 In addition, a balcony with set-back windows and doors would be positioned in the gable wall of the rear elevation. The doors and windows would be set back 1 metres from the rear elevation to create the balcony.

DESCRIPTION OF THE SITE

- 1.8 The application site comprises a two storey detached dwelling with an integrated double garage facing Richmond Road in Horsham. A single storey outbuilding is located on the rear boundary and adjoins the neighbour's outbuilding to create an 'L' shaped structure. A section of the front amenity space is paved and used for the parking of vehicles. The site sits in a conservation area and within a residential context of both Victorian and Edwardian buildings. The application dwelling was built in the 1980's and, although a more recent construction, does enjoy a similar architectural style to the surrounding buildings.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

- 2.2 The following Policies are considered to be relevant to the assessment of this application:

- 2.3 **The National Planning Policy Framework (NPPF)**

- 2.4 **Horsham District Planning Framework (HDPF 2015)**

Policy 1 - Strategic Policy: Sustainable Development

Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets

RELEVANT NEIGHBOURHOOD PLAN

- 2.5 No neighbourhood plan has yet made for the combined Horsham Blueprint Neighbourhood Forum Area which comprises the unparished Denne, Forest and Trafalgar neighbourhoods.

PLANNING HISTORY AND RELEVANT APPLICATIONS

- 2.6 There is no recent relevant planning history for the property.

3. OUTCOME OF CONSULTATIONS

- 3.1 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

INTERNAL CONSULTATIONS

- 3.2 **HDC Conservation:** No objection.
Initially raised concerns due to the number and size of the dormer windows in the street elevation as these would crowd the roof and draw undue attention to themselves resulting in a failure to preserve the character of the conservation area. However following amendments to the scheme was satisfied that the character of the conservation area would be preserved. Conditions recommended with regard the windows and the roof.

PUBLIC CONSULTATIONS

- 3.3 Objections were received from the Wimblehurst Road Residents Association and the occupiers of 12 properties within the conservation area. In total 12 letters of objection were received along with 1 letter of support. The objections can be summarised as follows:
- Installation of skylights at the front of the property is out of keeping with the architecture in the conservation area and contravenes the conservation area status.
 - The third level of development is out of proportion and inappropriate to the 80's built property and other properties in the conservation area and is intrusive and extreme.
 - The windows in the third level of development would result in overlooking, loss of privacy, light pollution and would be overbearing and detrimental to the amenities of occupiers of adjacent properties.
 - Proposed roof lights and dormer windows are out of character with the surrounding properties.
 - Increased size of house is overdevelopment.
 - No consultation with the neighbours undertaken with regard the proposals.
 - Additional traffic would be attracted to the site.

PARISH COUNCIL

- 3.4 **Horsham Denne Neighbourhood Council:** Objection.
- The proposed skylights were of concern unless shown there were other skylights on other properties within the conservation area and were they acceptable in the conservation area.
 - The size, materials to be used and future use of the rear balcony.
 - The size of the windows behind the balcony being over large when compared to those of neighbouring properties.
 - The rear balcony, due to its narrow depth has no practical use and is a design feature.
 - The conservation officer requested that conservation roof lights be utilised.

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

6.1 The main issues are the principle of the development in the location and the effect of the development on:

- The character of the dwelling and the visual amenities of the area
- The amenities of the occupiers of adjacent properties

Policy Background

6.2 Policy 33 of the Horsham District Planning Framework (HDPF) states that development shall be required to, *inter alia*, ensure it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property through, for example, overlooking or noise; ensure the scale, massing and the appearance of the development is of a high standard of design and relates sympathetically with the built surroundings and respects the character of the surrounding area. In addition, where applicable, development must take account of relevant design statements and use high standards of building materials.

6.3 Policy 34 of the HDPF states, *inter alia*, that development in conservation areas is consistent with the special character of those areas.

Impact on the Character of the Area

6.4 The proposal seeks planning permission for the erection of an open porch, a single storey rear extension and a loft conversion which would include the installation of dormer windows and roof lights to the front and rear elevations.

6.5 The proposed loft conversion would create a third level of habitable space to the host dwelling. The host dwelling is sandwiched between two Victorian dwellings which each have three levels of accommodation and views over the rear amenity spaces of those properties fronting Wimblehurst Road.

6.6 With regard to the concerns raised by objectors concerning the proposed roof lights, attention is drawn to applications DC/13/0321 (20 Richmond Road) and DC/17/2362 (36 Richmond Road) which sought approval for the insertion of rooflights into their respective roofs. Both applications were permitted and the roof lights have since been installed. It is not therefore uncommon within Richmond Road to observe rooflights within the roofs of the properties.

6.7 The proposed form and design of the proposed extensions would reflect existing elements of the host dwelling. As a result, it is considered that the proposed front and rear extensions and loft conversion would not create a building which would appear unsightly or discordant in relation to the street scene and its surroundings. In views from adjoining properties the proposed front and rear extensions would not appear an overly prominent extension in relation to bulk of the existing building.

6.8 It is therefore considered that the proposed extensions would not have a significant negative impact on the host dwelling, the street scene or the character of the area. As such there would be no conflict with the Council's design guidelines or policies 33 and 34 of the Horsham District Planning Framework.

Impact on Neighbours

6.9 As a result of the siting and layout to the adjoining properties it is considered that the proposed single storey front and rear extensions would have no significant harm to residential amenity of the neighbours.

- 6.10 Objections have been raised relating to loss of privacy and overlooking which would emanate from the proposed loft conversion. There are rear facing windows at the third level in both properties on either side of the host dwelling which currently overlook some of the objectors' properties and, given the context of the site in a built-up area, a degree of mutual overlooking currently takes place. It is therefore considered that the proposed rear facing dormer and balcony would not significantly affect current levels of overlooking and loss of privacy.
- 6.11 In addition, the nearest objector would be some 35 metres from the host dwelling which is considered to be an acceptable separation distance and would facilitate the reduction of potential amenity impacts. Furthermore several properties contain vegetation in their rear amenity spaces which would help screen and further dilute potential impacts as would the outbuildings to the rear.
- 6.12 For the reasons outlined above it is considered that the proposal complies with the Policy 33 of the Horsham District Planning Framework in terms of the potential impact on the occupiers of the neighbouring dwellings.

Conclusion

- 6.11 The proposal is considered to be of an acceptable design, form and scale appropriate to the character and appearance of the existing dwelling and would not harm the character or appearance of the Conservation Area. It is considered that the scale and siting of the front and rear extensions and the conversion of the loft space to habitable accommodation with the insertion of dormer windows and conservation roof lights would not prevent any significant impact on the amenities of adjoining occupiers. The proposals would comply with Policies 33 and 34 of the Horsham District Planning Framework (2015).

7. RECOMMENDATIONS

- 7.1 It is recommended that the application is approved subject to appropriate conditions as set out below:

1 A list of the approved plans

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 drawings and application form.

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).

4 **Regulatory Condition:** The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

Reason: To ensure that the significance of the designated heritage asset and the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 5 **Pre-Commencement Condition:** No relevant works shall commence until the following details have been submitted to and approved in writing by the local planning authority. The works must not be executed other than in complete accordance with these approved details.
- a) Drawings to a scale not smaller than 1:5 fully describing:
 - i) New windows of which the drawings must show:
 - materials; cross section of frame, transom, mullions, glazing bars; formation of openings including reveals, heads, sills; method of opening and method of glazing.
 - ii) Dormer details including sections through:
 - roof ridges, valleys, eaves and verges.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset and the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses and to comply with Policy 34 of the Horsham District Planning Framework (2015)

Background Papers: DC/18/1746