



TO: Planning Committee South

BY: Head of Development

DATE: 18 December 2018

DEVELOPMENT: Erection of a two storey rear extension.

SITE: Hope Cottage, Shoreham Road, Small Dole, Henfield, West Sussex BN5 9YG

WARD: Bramber, Upper Beeding and Woodmancote

APPLICATION: DC/18/1583

APPLICANT: **Name:** Mr and Mrs Powell **Address:** Hope Cottage, Shoreham Road
Small Dole BN5 9YG

REASON FOR INCLUSION ON THE AGENDA: Request by local member

RECOMMENDATION: To grant planning permission.

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 Planning permission is sought for the erection of a two storey rear extension which will facilitate the creation of extra room space at the rear elevation of this two storey detached property. The proposal will represent an extension which will be 8m wide (in line with the existing footprint of the building), 6.5m high (with an eaves height of 4.7m) and 3m in depth (one half of the rear elevation is to be set back by 1m and it will have a depth of 2m). The application proposes the use of matching materials which would be sympathetic to the visual character of the existing building and the area.
- 1.2 It is proposed to demolish the existing rear elevation which has a first floor dormer and rear wall with windows and bi-fold doors. This will be replaced with a pitched roofed two storey structure that will have a 2m depth to the left half of the rear elevation, at both ground and first floor levels, with the right half having a depth of 3m also at both floor levels. New windows and bi-fold doors will be installed at the rear elevation.

DESCRIPTION OF THE SITE

- 1.3 The application relates to a property located in the built-up area of Small Dole in Henfield. The dwelling is composed of plain tile roofing, brown UPVc windows frames and doors, face brick walls and tile hung on both front and rear dormers. The site benefits from a front driveway/parking area, an existing detached garage and a large garden space to the rear elevation. Properties within the vicinity of the application site are mainly detached with varying architectural form and materials. The adjoining properties to the north and south are

detached and separated from Hope Cottage, with the southern neighbour (Chavey Down) being the furthestmost as this property has an extensive curtilage. The application property is sited almost in alignment with the northern property (The Sycamores), which staggers slightly east.

2. INTRODUCTION

STATUTORY BACKGROUND

2.1 The Town and Country Planning Act 1990.

RELEVANT GOVERNMENT POLICY

2.2 **National Planning Policy Framework 7** – Requiring Good Design

RELEVANT PLANNING POLICY

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

2.3 **Horsham District Planning Framework (HDPF 2015)**

Policy 33 - Development Principles

2.4 Neighbourhood Planning Status:- Henfield Parish has been designated as a Neighbourhood Development Area as of January 2014. There is currently no made neighbourhood plan for the parish.

2.5 PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/10/0412	Detached double garage	PER
HF/124/89	Erection of 2 houses with integral garages (From old Planning History)	PER
HF/31/89	Erection of 2 houses with integral garages (From old Planning History)	REF

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

3.2 Henfield Parish Council – Objection due to the impact upon the neighbour, HDPF Policy 33.

PUBLIC CONSULTATIONS

3.3 Only one response was received being an objection by the northern neighbour (The Sycamores). The nature of the objections are based on the following –

- Loss of significant levels of daylight and sunlight to the ground floor lounge area because the extension will fill a significant area to the south of the property.
- Proposed extension will be overbearing, particularly on the first floor. This will block out sunlight to rear decking of property for part of the afternoon.
- Extension will create a sense of enclosure as a brick wall will be viewed at the side elevation.

- The proposed addition is in contrast with the front of the building and will create an odd looking building.

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

- 4.1 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

- 5.1 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
- 6.2 Policy 33 of the Horsham District Planning Framework relates to improving the quality of new development. It confirms that high quality and inclusive design will be required for all development across the district. Policy 33 also seeks to ensure that development proposals make efficient use of land, cause no harm to amenity, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.

Design & Appearance

- 6.3 Policy 33 of the Horsham Development Framework states that permission will be granted for developments which ensure the scale, massing, and appearance of the development is of a high standard of design which relates well to the host building, and adjoining neighbouring properties.
- 6.4 The proposed extension will facilitate the creation of more space for a kitchen/day room on the ground floor and two bedroom spaces on the first floor. As part of the extension, the addition will have a hipped roof structure. The proposed hipped roof would adhere to key criteria set out within the Council's Design Guidance for House Extensions. Windows and doors are proposed to the rear elevation in similar positions to the existing rear elevation. The left half of the rear projection will be set back by 1m, giving it a depth of 2m, while the right half of the rear projection will have a depth of 3m. There are no side windows proposed. The extension will be 8m wide and will have a maximum roof height of 6.5m (4.7m to eaves)
- 6.5 As a result of the proposed rear extension, the space to the side boundaries of adjoining neighbouring properties will not change, as the extension will not be wider than the existing footprint of the property. There will be 1.6m space retained to the north boundary with neighbour (The Sycamores) and 2.9m space retained to the south boundary with neighbour (Chavey Down). A space of 13m will also be retained at the garden area leading to the west boundary.

- 6.6 Although the site is located within a built-up area, the boundary treatment with mature hedges and vegetation in between neighbouring properties creates a unique streetscape for the area. The proposal to use matching materials for the extension will enhance the visual appearance of the existing property and will complement the looks at the front elevation. The extension will balance the design of the application site because the change to the rear elevation will still maintain some aspects of the existing design, pertaining to the positioning of windows and doors. This will therefore not make the extension an incongruous addition or out of character with the existing building but will blend into the existing design.
- 6.7 Overall, it is considered that the proposed development of the property, taking into account the scale of the plot and the varying nature of the properties within the vicinity of the application site, is appropriately designed and scaled and would not have significant detrimental impacts on the surrounding area, in accordance with Policy 33 of the Horsham District Planning Framework.

Impact on Amenity

- 6.8 Policy 33 of the Horsham District Planning Framework 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. Given the plans submitted, the proposed rear extension has been set back by 1m on the north side featuring a rear projection of 2m on both floors and this leaves the southern half of the rear projection at 3m depth on both floors. This gives consideration to possible lighting impacts on neighbouring The Sycamores, sited to the north of the application site. The set back in structural design will reduce the lighting and overbearing impacts on the adjoining neighbour to the north.
- 6.9 While it is acknowledged that the proposed rear extension could have some lighting impact on this neighbouring property, particularly its rear decking and ground floor lounge area, it is not considered that this lighting impact would be significant. This is because The Sycamores has two roof lights at its south elevation which faces the application site. External lighting in general would not normally need planning permission and is not uncommon within a built up area. Besides this, The Sycamores also has front windows at both ground floor and first floor levels facing east, together with two roof lights on the north elevation which will enable fair access to sunlight during parts of the day.
- 6.10 The siting of the proposed extension and The Sycamores is such that the rear elevation of the Sycamores will still experience some degree of sunlight when the sun is facing west. Neighbouring property Chavey Down to the south is considerably spaced from the proposed extension and is unlikely to suffer any significant detrimental impacts on amenities as a result of the proposal.
- 6.11 There are no side windows proposed to part of the extension facing The Sycamores to the north, and while this neighbour feels the extension would create a sense of enclosure when viewed from their curtilage, this impact will be mutual as a view of the side elevation to The Sycamores from the application site features a brick wall with two roof lights and a chimney, which could also create a sense of enclosure likewise. An assessment of the site also indicates that there is currently a degree of mutual overlooking between both properties and this will be retained after the extension is erected. Therefore, the impact on The Sycamores pertaining to overlooking is mutual.

Conclusion

- 6.12 Taking all aspects of the application into account, the proposed rear extension will not have a significant impact on the adjoining occupiers or neighbouring properties. It is considered that the proposed works would be acceptable on amenity grounds and the rear addition will not detract from the visual harmony or character that exists in the area.

7. RECOMMENDATIONS

It is recommended that planning permission is granted subject to the following conditions -

- 1 A list of the approved plans
- 2 The development hereby permitted shall be begun 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 The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved details associated with the application.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and in accordance with policy 33 of the Horsham District Planning Framework.

Background Papers: DC/18/1583
Case Officer: Michael Kotoh-Mortty