



TO: Planning Committee South

BY: Head of Development

DATE: 8th January 2019

DEVELOPMENT: Demolition of existing rear conservatory and erection of a two storey side and single storey rear extension.

SITE: 4 Dragons Lane Dragons Green Horsham West Sussex RH13 8GD

WARD: Billingshurst and Shipley

APPLICATION: DC/18/2371

APPLICANT: **Name:** Mrs Rowbottom **Address:** 4 Dragons Lane Dragons Green Shipley Horsham RH13 8GD

REASON FOR INCLUSION ON THE AGENDA: The applicant is a Councillor

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 The application is seeking planning permission for the demolition of an existing rear conservatory and the erection of a two-storey side extension and single storey rear extension.
- 1.2 The proposed two-storey element would be located on the northern side of the main dwellinghouse and would project out from the side by approximately 4.5metres. Extending the existing ridge the proposal would also be flush with both the front and rear walls of the main house, but would retain the hipped roof form of the existing dwelling. A new chimney stack is proposed to the northern side elevation.
- 1.3 The currently unadorned front door will be enclosed by a gable pitch roof porch which is proposed to project out from the front wall of the house by 1.5metres by 2.7metres wide with a maximum ridge height of 4.0metres.
- 1.4 To the rear it is proposed to erect a single storey extension that would project out approximately 3.5metres from the rear elevation and would extend across the full width of the existing dwelling, the proposed extension will be covered by hipped roof with a flat area on top to take into account the position of the existing first floor windows.
- 1.5 The application property is one of two pairs of semi-detached properties on this side of the road that have with similar design characteristics, and it is noted that No2 of the neighbouring

pair has been similarly extended (DC/12/2148 refers) albeit that No2 was for a two-storey side extension, porch and detached garage.

DESCRIPTION OF THE SITE

- 1.6 The application site comprises a two-storey semi-detached dwellinghouse within a large elongated plot on the east side of Dragons Lane. The site sits outside any defined built up area boundary and is therefore located within the countryside. The application house is composed of a stock brick facing to all elevations with tile hanging at first floor level, UPVC fenestrations and plain clay tiled roof. The area is characterised by a varied mix of properties and plot sizes surrounded by open fields.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

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

2.2 **National Planning Policy Framework**

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

Policy 1 - Strategic Policy: Sustainable Development

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 26 - Strategic Policy: Countryside Protection

Policy 28 - Replacement Dwellings and House Extensions in the Countryside

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

2.4 RELEVANT NEIGHBOURHOOD PLAN

Shipleigh is a designated Neighbourhood Plan Area however to date no draft plan has been prepared for public consultation.

2.5 PLANNING HISTORY AND RELEVANT APPLICATIONS

There is no recent or relevant history for the site.

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 None

OUTSIDE AGENCIES

- 3.3 None

PUBLIC CONSULTATIONS

- 3.4 **Shipleigh Parish Council:** Support

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 street scene
- The amenities of the occupiers of adjoining properties

Principle

- 6.2 Policy 28 of the HPDF states that; outside the defined built up areas, house extensions, replacement dwellings and ancillary accommodation will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling and in addition, be in keeping with the scale and character of the existing dwelling, (the cumulative impact of existing extensions will be taken into account). The application site is outside the built up area boundary, where the principle of development would be supported by this policy, subject to detailed considerations as set out below.

Design and Appearance

- 6.3 The proposal would reflect the form, scale and detailing of the existing building, including tile hanging to the upper floor, upvc windows and a hipped roof, and as such would appear a coherent and sympathetic addition. Although the extension would not be set down from the main ridge or set back from the front wall of the house as per the Council's Householder Design Guidance, in this instance this is considered acceptable given the presence of a similarly extended house of near identical design at No.2 Dragons Lane. A suitable separation would be retained to the side boundary and to No.5 Dragons Lane beyond such that the extension would not appear cramped in the plot, would retain the sense of separation between dwellings in the street, and would not otherwise harm the appearance of the wider area. Suitable access to the rear would also be maintained at the side.
- 6.4 The proposed single storey rear extension is considered to be a modest addition to the rear and would be appropriately situated within the large curtilage of the application site. This extension would also appear as a subservient addition and would be in keeping with the host property.
- 6.5 The proposed porch addition to the front of the property is also considered to be a modest addition and would be more in keeping with the design and appearance of the existing dwellinghouse when compared to the existing linear design building. This addition is considered to be acceptable.
- 6.6 The proposed external materials to be used for the extensions would match those currently present on site, resulting in a coherent appearance to the extended dwellinghouse. Accordingly the proposal is considered acceptable in accordance with Policy 28 of the HDPF.

Impact on Amenity

6.7 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. No.5 Dragons Lane to the north has a number of ground and first floor windows facing the site however, given the retained separation of approximately 15m to the proposed extension, it is not considered that these windows, or the side garden adjacent, would be harmed by way of loss of light, outlook or privacy. To the south, the attached property at no.3 Dragons Lane has a rear extension of similar depth to that proposed rear extension such that no appreciable harm to light, outlook or privacy would occur. Consequently the proposed extensions would not harm neighbouring amenity, in accordance with Policy 33.

Conclusion

6.8 Overall, the proposed extensions and alterations are considered appropriately designed and scaled in relation to the main dwellinghouse and are sited appropriately within the curtilage of the site. Although visible from a public vantage point, taking into account the size of the site, it is considered that the proposed extensions would be seen as appropriately scaled and designed additions that would not have a detrimental effect on the appearance of the dwellinghouse or the wider area. The proposals are also considered to be acceptable on amenity grounds and as such, the application is considered to be in accordance in accordance with Policies 28, 32 and 33 of the Horsham District Planning Framework.

7. RECOMMENDATIONS

7.1 To approve planning permission subject to the following conditions:

1 Plans list

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 Policies 28, 32 and 33 of the Horsham District Planning Framework (2015).

Background Papers:
DC/18/2371