



AGENDA ITEM 7 - DC/18/2161

The Chantarelle, 11A Nyetimber Copse, West Chiltington, Pulborough, West Sussex, RH20 2NE

Background:

The applicant has submitted amended plans for the proposed development since the publication of the Committee report. The amended plans relate to the arrangement of window within the front (northern) elevation of the dwelling, replacing the previously proposed glazing with more traditionally proportioned openings to reflect those elsewhere within the same elevation. The amendment does not alter the scale, siting or form of the proposed extensions and it is only the revised window arrangement which raises further considerations.

Character and appearance:

The replacement of floor-ceiling feature glazing (as referred to in paragraph 6.8 of the Committee report) with traditionally proportioned windows at ground and first floor levels would reflect elements elsewhere within the proposed building, with the revised design appearing more in keeping and coherent with the wider street scene.

The addition of two east facing rooflights would not be considered to influence the overall aesthetic quality of the proposal. Whilst acknowledged that these features would likely be appreciable within eastern approaches on Nyetimber Copse, these would be seen behind the main eastern projection and are not considered to be of a size or number that would compromise the overall design quality of the proposal. The visual impact of the amendments would therefore accord with policies 32 and 33 of the HDPF.

Impact on neighbouring amenity:

The proposed amendments would not result in any greater impact on neighbouring amenity beyond that considered in paragraphs 6.15 to 6.22 of the Committee report. The amended design would not alter the number of north-facing windows and the resulting relationship with adjoining properties would be acceptable in a residential location such as this. It is further acknowledged that some benefit to occupiers north of the site could be derived from a lessened perception of overlooking, as derived from a reduction in glazed surfaces. The neighbouring amenity impacts would therefore be regarded as acceptable for the purposes of policy 33 of the HDPF.

Conclusion:

As set out in the Committee report, the proposed extension, taking into account the amended plans, is considered to be of an acceptable scale, form, scale, massing and appearance appropriate to the character of its wider surroundings. The proposal would not be considered to result in any unacceptable impact on the amenities of neighbouring occupiers. Sufficient off-street

parking would be provided to satisfy the calculated parking demand for the application property, with no wider impact on highway operation anticipated. The proposal is, therefore, considered compliant policies 1, 3, 4, 32, 33, 40 and 41 of the Horsham District Planning Framework (2015) and is recommended for approval, subject to the conditions set out in the Committee report.

End