



TO: Planning Committee

BY: Head of Development

DATE: 9 April 2019

DEVELOPMENT: Erection of a part two storey side extension/part first floor side extension over existing, a single storey rear extension, canopy to front and new fenestration and external finishes

SITE: 50 Grebe Crescent Horsham West Sussex RH13 6ED

WARD: Forest

APPLICATION: DC/19/0355

APPLICANT: **Name:** Mr and Mrs A Burt **Address:** 50 Grebe Crescent Horsham West Sussex RH13 6ED

REASON FOR INCLUSION ON THE AGENDA: The applicant is an immediate family member of a District councillor

RECOMMENDATION: To approve subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application DC/19/0355.

DESCRIPTION OF THE APPLICATION

- 1.2 The application seeks planning permission for the erection of a part two storey, part first floor side extension (with part over an existing single storey element), and the erection of a single storey rear extension. Also, for the erection of a canopy over the front door and new fenestration and external finishes.
- 1.3 The proposal consists of a first floor side extension on top of the garage and this extension maintains a straight roof ridge line with the main house. As part of the application process the width of the first floor extension has been reduced by 1.5 metres to increase the separation from the side boundary. This first floor side extension also extends to the rear of the garage so that it becomes level with the rear elevation of the main house, thus requiring a part two storey extension behind the garage.
- 1.4 In addition, there is also proposed an additional single story extension to the rear. The projection behind the rear elevation is approximately 2.9m and has a width across the rear elevation of approximately 9.9m. The full width of the rear elevation of the whole property is 15.9m approx. The ground floor extension would facilitate an extended kitchen/dining area, and a new play room and utility area. On the ground floor rear elevation there would be sliding/folding doors to the dining room and two new windows to the play room.

- 1.5 At the front elevation a canopy is proposed extending over the front door and across the front of the house over the garage with a projection outwards of 1.7m approx.
- 1.6 A white coloured render is proposed on part of the front and rear of the dwelling, and timber cladding to part of the front. The proposed new roofing would have materials to match those existing.

DESCRIPTION OF THE SITE

- 1.7 The application site is situated at the southern end of Grebe Crescent on its northern side. There are neighbouring properties to the sides and behind, but to the front is open space and trees along the Horn Brook.
- 1.8 The site accommodates a two storey detached dwelling and an attached double garage to the right side. The site is level. There is no boundary fencing to the front garden. To the rear a 1.8m high timber boarded fence runs along the north, west and east boundaries together with trees and shrubs along the east boundary.
- 1.9 Grebe Crescent is a residential road comprising mainly of two storey detached dwellings with no properties on the other side of the road. The properties to the west and north of the application site are positioned such that their respective rear amenity spaces abut the application site creating satisfactory separation distances from the application dwelling. The property on the east side of the site is positioned on common side boundary but the dwelling is set further back from the street than the application dwelling

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

2.2 **National Planning Policy Framework**

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

Policy 1 - Strategic Policy: Sustainable Development

Policy 3 - Strategic Policy: Development Hierarchy

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

RELEVANT NEIGHBOURHOOD PLAN

- 2.4 Status - Horsham District Council has approved the designation of Horsham Blueprint as a Neighbourhood Forum as of June 2015.

2.5 PLANNING HISTORY AND RELEVANT APPLICATIONS

HR/151/86 Extension to porch (From old planning history). Application permitted on 11/09/1986

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

PUBLIC CONSULTATIONS:

- 3.2 Forest Neighbourhood Council: No Objection
- 3.3 No representation letters have been received

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

Character and appearance

- 6.1 This section of Grebe Crescent is primarily characterised by detached two-storey dwellinghouses with side garages with appreciable separation from the highway and front gardens, which are either open or enclosed by established planting. This creates a spacious environment which is supplemented by the absence of development to the south of the site.
- 6.2 The application site is set considerably further forward than the adjoining property to the east and this reflects the layout of the highway in this section of Grebe Crescent. As a result the proposed side extension would be relatively prominent in views from the public realm and from the neighbouring property. It is though considered that the proposed form, scale and design would be sympathetic to the existing dwelling, and the increased separation from the side boundary, as secured through amended plans, would be sufficient to ensure no harmful loss of openness between the application site and neighbouring property. The extensions to the rear of the property would be clearly subservient to the main building and, although not visible from the public realm, in views from adjoining properties would not appear unduly dominant or incongruous.
- 6.3 It is noted that adjoining properties in the immediate surroundings feature a mixture of brick, render and tile hung external elevations, and in this context the proposed use of cladding and render is considered acceptable, and would have a neutral impact on the prevailing character and appearance of the site and wider surrounds.
- 6.4 The visual impact of the proposed development is therefore considered to accord with relevant local and national planning policies.

Impact on Neighbouring Amenity

- 6.5 The property most likely to be affected by the proposed development would be no. 48 which adjoins to the east. As set out above, this neighbouring property is set considerably further back than the application site, and as result the proposed extension would be visible from ground and first floor window openings. It is though considered that the increased separation, of approximately 1.5 metres, from the shared boundary would be sufficient to ensure no significant or harmful loss of light or outlook would result from the proposed side

extensions. The siting of the proposed extension would prevent any harmful impact on side and rear facing windows and the rear garden area of this adjoining property.

- 6.6 The scale and siting of the single-storey rear extension would be such that no significant impact on neighbouring amenity would result.
- 6.7 The siting of the neighbouring property, no. 48, would be sufficient to prevent any views from new first floor openings over the rear garden area. The windows would primarily front the rear of the application site, and while front facing windows (to no. 48) would be in close proximity any views would be extremely acute, and the relationship between openings would not lead to intrusive or significant loss of privacy for occupants of either property. The resulting arrangement would not therefore be expected to result in any harmful overlooking, with the relationship between properties not uncommon or unexpected in a location such as this.
- 6.8 The proposed first floor extension would increase the number of bedrooms from 4 to 5, however it is considered that the parking available on site consisting of a double garage and double width drive at three car lengths would mean that there wouldn't be any detrimental impact on the neighbouring parking amenity.

7. RECOMMENDATIONS

7.1 That planning permission be granted subject to the following conditions:-

1 A list of the approved plans

2 **Standard Time Condition:** 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 **Regulatory Condition:** The materials and finishes of all new external walls, windows and roofs of the development hereby permitted shall match those indicated on the application form and approved plans.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).