TO: Planning Committee North
BY: Head of Development
DATE: 4 June 2019
DEVELOPMENT: Removal of existing rear conservatory and erection of a single storey flat
roofed rear extension
SITE: 37 Depot Road Horsham West Sussex RH13 5HE
WARD: Horsham Park (changed to Forest at beginning of May 2019)
APPLICATION: DC/19/0672
APPLICANT: Name: Mr Childs Address: 37 Depot Road Horsham West Sussex RH13 5HE

REASON FOR INCLUSION ON THE AGENDA: The applicant is directly related to an employee of Horsham District Council

RECOMMENDATION: To approve planning permission subject to 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 removal of an existing conservatory and the erection of a single-storey flat-roofed rear extension. The proposed extension would project from the rear elevation of the main house by 4m, have a width of approx. 3.75m and a height of 3m.

DESCRIPTION OF THE SITE
1.3 The application site comprises a two-storey detached dwelling on the northern side of Depot Road, a residential road formed of a mix of semi-detached and detached two storey and single storey dwellings.

2. INTRODUCTION

STATUTORY BACKGROUND
RELEVANT PLANNING POLICIES

2.2 National Planning Policy Framework

2.3 Horsham District Planning Framework (HDPF) (2015)
   Policy 32 - Strategic Policy: The Quality of New Development
   Policy 33 - Development Principles

2.4 RELEVANT NEIGHBOURHOOD PLAN
   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
   DC/04/0093 Single storey rear/side extension and rebuild chimney and porch. Application permitted on 07/05/2004

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 Depot Road is residential and has a mix of detached and semi-detached mainly two storey but also single storey dwellings along a straight section of the road. The proposed rear extension would not be visible from the public realm from the front. At the rear of properties there are a number of rear single storey extensions visible over boundary treatments. It is considered that the proposed form, scale and design would be sympathetic to the existing dwelling and 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.
6.2 It is noted that adjoining properties in the immediate surroundings feature a mixture of brick, render and tile hung external elevations. In this context the proposed use of cladding and matching brickwork is considered acceptable, and would have a neutral impact on the prevailing character and appearance of the site and wider surrounds.

6.3 The visual impact of the proposed development is therefore considered to accord with relevant local and national planning policies.

Impact on Neighbouring Amenity

6.4 The nearest neighbouring dwelling to the proposed extension is no. 35 to the west. No. 35 is currently also undergoing the building of an extension with a similar rear projection to the proposed. The relationship between the proposed extension and this adjoining structure would prevent any significant impact on amenity for occupants of the neighbouring property. The extension would be set away from the shared eastern boundary with the separation sufficient to prevent any harm.

6.5 The impact of the proposed development on neighbouring amenity is therefore considered to accord with relevant local and national planning policies.

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.


Background Papers: DC/19/0672