



TO: Planning Committee (South)
BY: Head of Development
DATE: 18 June 2019
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/19/0511
APPLICANT: **Name:** Mr and Mrs Powell **Address:** Hope Cottage, Shoreham Road
Small Dole BN5 9YG

REASON FOR INCLUSION ON THE AGENDA: At the request of Councillor Coldwell

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.
DESCRIPTION OF THE APPLICATION

- 1.2 Planning permission is sought for the erection of a two storey extension to the rear elevation of this detached chalet bungalow. The extension will be 8m in width (in line with the existing footprint of the building) by 3m in depth at its deepest point, with an eaves height of 4.7m and a ridge height of 6.5m. The extension will be constructed of materials to match the existing property – facing bricks at ground floor level with tile hanging to the first floor and a plain clay tiled roof. The extension will provide an enlarged open plan kitchen/living/dining space at ground floor level, with two enlarged bedrooms at first floor level.

DESCRIPTION OF THE SITE

- 1.3 The application relates to a detached chalet style bungalow located in the built-up area of Small Dole. The dwelling as existing is faced in brick, with tile hanging above and has a plain tiled roof and brown uPVC windows and doors. Both the front and rear elevations benefit from large dormer windows, providing accommodation within the roof space. The property benefits from a front driveway/parking area, an existing detached garage and a large garden space to the rear.
- 1.4 Properties within the vicinity of Hope Cottage are mainly detached, of varying architectural forms and materials. The Sycamores to the immediate north of Hope Cottage is a detached, chalet style bungalow, also faced in brick and having a first floor balcony area to the rear. Chavey Down is the southern neighbour and it has got a horse grazing area and a stable, while the north area of its curtilage adjoining the site has mature plants/hedges.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT GOVERNMENT POLICY

2.2 **National Planning Policy Framework**

RELEVANT PLANNING POLICY

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

National Planning Policy Framework

NPPF7 - Requiring good design.

NPPF14 - Presumption in favour of sustainable development.

Horsham District Planning Framework (HDPF 2015)

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

Policy 32 - Strategic Policy: The Quality of New Development.

Policy 33 - Development Principles.

Policy 34 - Cultural and Heritage Assets.

RELEVANT NEIGHBOURHOOD PLAN

- 2.4 There is no 'made' neighbourhood plan for the Parish of Henfield.

Supplementary Planning Guidance:

- 2.5 Henfield Parish Design Statement (2008).

PLANNING HISTORY AND RELEVANT APPLICATIONS

- 2.6 The most recent and relevant planning history relating to the site is as follows:

| | | |
|------------|--|-----------|
| HF/31/89 | Erection of 2 houses with integral garages | Refused |
| HF/124/89 | Erection of 2 houses with integral garages | Permitted |
| DC/10/0412 | Detached double garage | Permitted |
| DC/18/1583 | Erection of 2 storey rear extension | Withdrawn |

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 One letter of objection has been received which raises the following concerns:

- Loss of significant levels of daylight and sunlight to the ground floor lounge area and decking area.
- Proposed extension will be overbearing, particularly to the first floor.
- Extension will create a sense of enclosure.
- Contrast with the front of the building.

PARISH COUNCIL CONSULTATION

- 3.2 **Henfield Parish Council – Objection.**
Not compliant with HDC Planning Framework Policy 33.

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 (HDPF) 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 of the HDPF 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 and Impact on Streetscene

- 6.3 Policy 33 of the HDPF 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 two storey extension will provide an enlarged open plan kitchen/living/dining space at ground floor level, with two enlarged bedrooms at first floor level. The extension will have a hipped roof design, which accords with 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 extension (positioned closest to the neighbouring property) 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 within the extension. The extension will be 8m in width and will have a maximum ridge height of 6.5m, with an eaves height of 4.7m.

- 6.5 The property is set within a relatively large plot, with sufficient garden to the rear to accommodate the extension as proposed. The space to the side boundaries with adjoining neighbouring properties will not change as a result of the proposal, as the extension will not be wider than the existing footprint of the property. There will be 1.6m space retained to the boundary with the neighbour to the north (The Sycamores) with a space of 13m retained to the rear 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 proposed use of matching materials will complement the look of the existing property and ensure coherence between the existing and proposed. Whilst the proposed extension is two storey in height, it will have a ridge height set slightly lower than the existing property and it is not considered that the proportions of the extension are such that it dominates or is out of keeping with the existing property. No alterations to the front elevation are proposed and therefore from public vantage points the property will remain as per existing.
- 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 character and appearance of the host dwelling or the surrounding area, in accordance with Policy 33 of the Horsham District Planning Framework.

Impact on Neighbouring Amenity

- 6.8 Policy 33 of the HDPF 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.
- 6.9 The left half of the rear extension (positioned closest to the neighbouring property 'The Sycamores') 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 within the extension. The extension will be 8m in width and will have a maximum ridge height of 6.5m, with an eaves height of 4.7m.
- 6.10 The proposed extension will have a hipped roof design, which will help to minimise any overbearing impact on the occupiers of the neighbouring property. This, coupled with the fact that the extension at the point closest to the neighbouring property will be set back in depth by 1m, giving a depth of 2m, and the distance to the boundary (1.6m), is considered sufficient for there to be no adverse impact on the amenity of the occupiers of the neighbouring property.
- 6.11 Windows and doors are proposed to the rear elevation in similar positions to the existing rear elevation, with no windows proposed within the side elevations of the proposed extension. It is not therefore considered that the extension as proposed will result in any additional overlooking beyond that which currently exists.
- 6.12 For the reasons outlined above, the proposed extension is considered to be acceptable, with any impact on the occupiers of the neighbouring properties considered not to be so sufficient to warrant refusal of the application. The proposal is considered to accord with Policy 33 of the Horsham District Planning Framework.

Conclusion

- 6.13 Taking all aspects of the application into account, the proposed rear extension will not have a significant adverse 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 **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 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/19/0511
Case Officer: Michael Kotoh-Mortty