



**TO:** Planning Committee North  
**BY:** Head of Development  
**DATE:** 05 November 2019  
**DEVELOPMENT:** Erection of a single storey side extension with a pitched roof.  
**SITE:** 10 Beaver Close Horsham West Sussex RH12 5GB  
**WARD:** Holbrook East  
**APPLICATION:** DC/19/1801  
**APPLICANT:** **Name:** Mrs Samantha Wells **Address:** 10, Beaver Close Horsham  
RH12 5GB

**REASON FOR INCLUSION ON THE AGENDA:** The application has been made by a Council member of staff

**RECOMMENDATION:** To approve planning permission subject to conditions

## **1. THE PURPOSE OF THIS REPORT**

To consider the planning application.

### DESCRIPTION OF THE APPLICATION

- 1.1 Planning permission is sought for the construction of a single storey side extension with a pitched roof. The proposed development would facilitate two bedrooms and a bathroom. In order to facilitate the proposed rear extension, the existing glass conservatory would be demolished. The proposed extension is to the south side of the building. The extension would have a width of 4m with a depth of 8.8m. The extension would project 2.4m from the rear of the existing dwelling.

### DESCRIPTION OF THE SITE

- 1.2 The application property is a two-storey dwelling situated at the west end of Beaver Close. Beaver Close is a cul-de-sac comprised of two-storey detached and semi-detached properties in North Horsham. The dwelling is a pitched roof red brick house and includes a detached garage within its curtilage to the east side of the boundary.

## **2. INTRODUCTION**

### STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

## RELEVANT PLANNING POLICIES

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

### **National Planning Policy Framework**

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

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

## RELEVANT NEIGHBOURHOOD PLAN

2.3 North Horsham formally withdrew their Neighbourhood Plan on 12 September 2018.

## PLANNING HISTORY AND RELEVANT APPLICATIONS

NH/8/98	Single-storey side extension Site: 10 Beaver Close Horsham	Application Permitted on 23.02.1998
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## **3. OUTCOME OF CONSULTATIONS**

### PUBLIC CONSULTATIONS

3.1 **North Horsham Parish:** No objection.

3.2 One email has been received from an adjacent property in support of the proposal.

## **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 Policy 33 of the Horsham District Planning Framework sets out development principles for planning applications. The policy 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. The policy also states that developments should be of an appropriate scale, massing and appearance and respect the character of the local area.

### Design and Appearance:

6.2 Planning permission is sought to construct a single storey side extension to the south side of the host property. The proposed extension would replace an existing conservatory and is proposed with a large lean-to roof, which would include two rooflights. The extension would also include front and rear facing windows and a small side bathroom window. Given the orientation of the dwelling in relation to Beaver Close, the extension would not be readily visible from the street. Additionally, the proposed extension would retain a substantial garden area around the property and would be set away from the boundary hedging.

- 6.3 Whilst the proposed extension would protrude beyond the rear building line of the dwelling, the protrusion is considered minor and would not result in an inappropriate addition. Overall, the scale of the extension, with a width of 4m and a height of 2.7m to eaves level, is considered appropriate for this dwelling. This takes into account the width of the existing dwelling of 9.4m. As such, subject to matching materials, the extension would form a sympathetic and subordinate addition to the dwelling.

Impact on Amenity:

- 6.3 The nearest residential properties are set over 10 metres to the west, 8 meters to the east and 13 meters to the south. Windows would be installed on either side of the proposed extension. Set within the curtilage of the property and given the distance between the proposed extension and the adjacent properties, these ground floor windows would not result in any overlooking or loss of privacy. The extension is also set a suitable distance from the boundaries of the property to south, east and west so that it would not result in any loss of light or an increased sense of enclosure to any adjacent properties.

Parking

- 6.4 The existing building is a four-bedroom house and the proposal results in additional two bedrooms to the existing dwelling. This would result in six bedrooms in total. There is currently space for 4 off-street parking spaces (including a garage). This is considered an appropriate level of parking to accommodate the needs of this dwelling with the additional bedrooms.

Conclusion:

- 6.5 Overall, the proposed extension is considered appropriate in terms of design and would not cause any significant harm to the amenity of any adjacent properties, in accordance with Policy 33 of the HDPF.

## 7. RECOMMENDATIONS

- 7.1 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 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 to be used in the development hereby permitted shall strictly accord with those indicated on the application form.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Background Papers: DC/19/1801