



**TO:** Planning Committee North

**BY:** Head of Development

**DATE:** 7 January 2020

**DEVELOPMENT:** Erection of a single storey rear extension with pitched roof. Garage conversion to habitable room and internal alterations.

**SITE:** 9 Bens Acre Horsham West Sussex RH13 6LW

**WARD:** Forest

**APPLICATION:** DC/19/2085

**APPLICANT:** Mrs Melanie Budinger

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

**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 The application is seeking planning permission for the erection of a single storey rear extension with a pitched roof. The scheme also includes the conversion of the front garage to a habitable room.
- 1.2 The proposed extension would be located to the rear of the property and would be attached to an existing single storey rear extension. The existing flat roof would be replaced with a hipped roof. The extension would have overall dimensions of 7.5 metres wide by 3.3 metres deep with a ridge height of 3.3 metres. It would have a bi-folding doors and a window on the rear elevation and 3 rooflights. There would be no windows to the side elevations. The conversion of garage into habitable room includes replacing the garage doors with a brick wall and window and the addition of a pitched roof.

**DESCRIPTION OF THE SITE**

- 1.3 The application site comprises a detached house that occupies a rectangular plot on the west side of Bens Acre in the built up area of Horsham. The house faces a wooded area to the east and includes a front garage extension with a lean-to roof. The front of the house includes a tile clad gable ended façade. The dwelling is part of a row of detached houses of similar design with front garage extensions facing large grassed front gardens.

## **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 (NPPF)**

NPPF7 - Requiring good design

NPPF14 - Presumption in favour of sustainable development

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

Policy 1 - Strategic Policy: Sustainable Development

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

### RELEVANT NEIGHBOURHOOD PLAN

- 2.3 No neighbourhood plan has been made for the combined Horsham Blueprint Neighbourhood Forum Area which comprises the unparished areas of Denne, Forest and Trafalgar neighbourhoods.

- 2.4 PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/06/2332	Single storey extension and retaining wall (Certificate of Lawful Development - Proposed).	Application Permitted on 20.11.2006
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## **3. OUTCOME OF CONSULTATIONS**

### CONSULTATIONS

- 3.1 Forest Neighbourhood Council: No objection

### PUBLIC CONSULTATIONS

- 3.2 No neighbour representations 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**

- 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 32 of the Horsham District Planning Framework Policy (HDPF) relates to improving the quality of new development. It 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.
- 6.3 Policy 33 states amongst other criteria that extensions should have regard to their natural and built surroundings in terms of their design, scale and character. An extension should be of a scale which is sympathetic to and does not overpower the original building.

### **Design and Appearance**

- 6.4 The application would involve the erection of a single storey extension to the rear of the house that would be 3.2 metres wide by 3.3 metres deep with a ridge height of 3.3 metres. The proposed extension would be attached to an existing single storey rear extension. The proposal also includes the conversion of existing garage to habitable living space. The existing garage door would be replaced by a window and brickwork to match the existing.
- 6.5 The alterations to the front extension result in the replacement of the garage doors and the addition of a front window and a pitched roof. A number of properties along this street include similar front double or single garages. Whilst the proposal would result in the loss of the garage doors, it is not felt that this alteration would significantly detract from the appearance of the property in the context of the streetscene. Subject to matching materials, the proposals are therefore considered acceptable in terms of impact on the character and appearance of the dwelling and the surrounding area.
- 6.6 The proposed extension and garage conversion are considered to be in scale and proportion to the existing dwelling and would not dominate or overwhelm the existing house and as such represents sympathetic and appropriate additions. The rear addition is an extension to an existing addition. The extension is proposed in matching materials with an appropriate pitched roof and fenestration. The extension forms a sympathetic addition in terms of its scale and appearance.

### **Parking**

- 6.7 Whilst the proposal would result in the loss of a potential parking space within the garage there would remain potential for 4 vehicles to park on the existing hardstanding. It would not therefore be anticipated that the proposal would result in displaced cars and additional harmful demand for on-street parking.

### **Impact on Neighbouring Amenity**

- 6.8 In relation to impact on residential amenity, the proposed rear extension and the alterations to the front garage would be appropriate. Both the rear extension and the front alterations are set an appropriate distance from the adjacent properties to the north, south and west and would not result in a harmful impact in terms of loss of light, privacy, outlook or an increased sense of enclosure.

## **Conclusion**

- 6.7 It is considered that the proposal would not materially affect the character of the existing house, the amenities of the neighbouring occupiers or the visual amenities of the streetscene and is therefore considered acceptable.

## **7. RECOMMENDATIONS**

- 7.1 It is recommended that planning permission is granted subject to appropriate conditions as detailed below:

1 **Plans Compliance Condition**

- 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 interest of visual amenity and in accordance with policy 33 of the Horsham District Planning Framework (2015).