



TO: Planning Committee (North)
BY: Head of Development
DATE: 1 December 2020
DEVELOPMENT: Erection of an orangery to the rear.
SITE: 139 Churchill Way Broadbridge Heath Horsham West Sussex RH12 3TY
WARD: Broadbridge Heath
APPLICATION: DC/20/1724
APPLICANT: **Name:** Mrs S Penne **Address:** 139, Churchill Way Broadbridge Heath RH12 3TY

REASON FOR INCLUSION ON THE AGENDA: As the application has been made by an officer of the Council

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 The application seeks permission for the erection of a rear extension to this mid-terraced property. The extension will measure some 3 metres in depth by 3.75 metres in width, with an eaves height of 2.2 metres and a ridge height of 3 metres. The extension will have a glazed pitched roof, with a brick plinth and glazing above, and doors to the rear elevation which open out into the garden. The materials proposed are brick to match the existing brick facing of the host property, with the uPVC double glazed windows, doors and roof being finished in grey.

DESCRIPTION OF THE SITE

1.3 The application site is situated between Churchill Way and the A264, within the built up area boundary of Broadbridge Heath. The property is in a part of the close that consists of largely terraced properties of a similar form and design. The application site contains a two storey, mid terrace dwelling, with its front elevation facing north-east in the direction of the A264. Boundary treatment around the rear of the property consists of close boarded timber fencing.

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:

2.3 **National Planning Policy Framework**

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

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

RELEVANT NEIGHBOURHOOD PLAN

2.5 Broadbridge Heath has not been designated as a Neighbourhood Plan area. There is no 'made' plan for the parish.

PLANNING HISTORY AND RELEVANT APPLICATIONS

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

DC/09/2101	Erection of 963 residential units, community facility including land for a primary school, neighbourhood centre, youth and recreational facilities, other formal and informal open space, landscaping and environmental works, transport and access arrangements, new east-west link road, improvements to Five-Oaks roundabout, realignment and partial closure of existing A264 Broadbridge Heath by-pass and other ancillary works (Outline)	Application permitted on 03/10/2011
DC/14/2606	Reserved matters application for the development of 51 residential units, including 10 affordable housing units (20%), the creation of public and private amenity space, incidental public open space, internal circulation routes, landscaping and associated works	Application permitted on 28/05/2015

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

CONSULTATION RESPONSES

3.2 The nature of the application did not require any consultations with statutory consultees

PUBLIC CONSULTATIONS

3.3 No comments received

PARISH COUNCIL

3.4 **Broadbridge Heath Parish Council:** No comments 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 development and the visual amenities of the street scene
- The amenities of the occupiers of adjoining properties

6.2 Policy 33 of the Horsham District Planning Framework (HDPF) states that development shall be required to, inter alia, ensure it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property through, for example, overlooking or noise; ensure the scale, massing and the appearance of the development is of a high standard of design and relates sympathetically with the built surroundings and respects the character of the surrounding area. In addition, where applicable, development must take account of relevant design statements and use high standards of building materials.

6.3 Horsham Council's Design Guidance Advice Leaflet No.1: House Extensions (dated May 2008) states inter alia that an extension should be of a scale which is sympathetic to and does not overpower the original building.

Character and Appearance

6.4 The proposed orangery to the rear elevation of this mid-terraced property would be of a scale and form that would be subservient to the main dwelling and which would not appear unduly prominent or incongruous in views from the rear of the neighbouring properties or from the wider streetscene. It is considered that the modest sized extension would not have a significant impact on the character of the surrounding area. The visual impact of the proposal is therefore considered acceptable and it is considered that the proposal complies with the relevant policies of the HDPF.

Impact on Neighbouring Amenity

6.5 The proposed orangery would represent additional bulk and mass to the rear of the property but would maintain a separation from the shared boundaries on each side (some 0.5m). The rear elevation of the neighbouring dwelling to the south-east (no.141 Churchill Way) is set further back than the host dwelling such that the proposed rear orangery would have a similar aligned rear elevation. It is considered that the orangery as proposed would not be of a size and scale which would result in unacceptable harm to the privacy and amenity of the neighbouring occupiers, with it noted that the shared boundaries are denoted by close boarded fencing. It is noted that no representations were received from neighbouring occupiers. The impact of the proposal on the privacy and amenity of neighbouring occupiers

is therefore considered acceptable and it is considered that the proposal complies with the relevant policies of the HDPF.

Conclusion

- 6.6 The visual impact, and impact of the proposal on the privacy and amenity of neighbouring occupiers is considered acceptable and it is considered that the proposal complies with the relevant policies of the HDPF. It is therefore recommended that planning permission is granted subject to the appropriate conditions.

7. RECOMMENDATIONS

- 7.1 It is recommended that planning permission is granted subject to the following conditions:

Conditions:

1. List of 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 to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

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/20/1724