



TO: Planning Committee

BY: Head of Development and Building Control

DATE: 8th June 2021

DEVELOPMENT: Erection of single-storey front and rear extensions and associated alterations.

SITE: 10 Fay Road Horsham West Sussex RH12 2LG

WARD: Holbrook West

APPLICATION: DC/21/0312

APPLICANT: **Name:** Mr Christopher Bird **Address:** 7 Springfield Park North Parade
Horsham RH12 2BF

REASON FOR INCLUSION ON THE AGENDA: Presented at the discretion of the Head of Development and Building Control

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 Erection of single-storey front and rear extensions and associated alterations.

DESCRIPTION OF THE SITE

- 1.2 The application site comprises a detached single storey bungalow on the eastern side of Fay Road in the Built-Up-Area of Horsham. Fay Road consists of detached bungalows of a similar scale to the application property with various types of extensions including garage conversions and dormer windows. The street is characterised by small gaps between properties, ample front gardens with off-street parking and traditional red/ brown clay roofs over varied dual/ single pitched roofs, front gables and gable ends.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

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

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 32- Strategic Policy: The Quality of New Development

Policy 33- Development Principles

Neighbourhood Plan:

Horsham Blueprint Business Neighbourhood Forum is a designated body of the Unparished Area of Horsham Town. The Forum comprises of representatives from Denne Neighbourhood Council, Forest Neighbourhood Council and Trafalgar Neighbourhood Council. At present there is no Made plan.

PLANNING HISTORY AND RELEVANT APPLICATIONS

None Relevant

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

INTERNAL CONSULTATIONS

None

OUTSIDE AGENCIES

Horsham Denne Neighbourhood Council has no objection to the footprint of the proposed ground floor extension but has the following concerns and queries about materials and design:

- HDNC would like to see a sample of the proposed blue render colour as we are concerned it would be out of character with the other properties in the road which either have brick or white / very pale, neutral render facades..
- HDNC considers that the proposed slate roof tiles and anthracite aluminium window frames would also be out of character amongst the other properties along the road which have dark terracotta tiles.
- HDNC considers that the number of proposed roof lights at the front (six in total) is excessive and totally out of place in this road.
- The roof plans show that the roof is to be significantly extended and will have four Velux windows which indicates that an additional storey will be incorporated. HDNC agrees with the neighbour that the first floor and proposed extension to the roof should also be shown on the plans so that it can be properly assessed what effect it will have on the adjacent properties.
- It is noted that there are windows on the side of both 9 and 10, where there is a relatively small gap between the properties. The extended roof may cause loss of light to no.9.
- Therefore HDNC objects until our queries are resolved.

PUBLIC CONSULTATIONS

Representations:

The Neighbour Consultation ran from 12/3/21 to 02/04/2021. Six letters of objection were received from four different households in Fay Road during the consultation period. A further five letters of objections were received after this date (between 13/04/21 and 21/04/21) These comments are summarised as:-

- Roof shape/ profile out of character
- Roof materials out of character- all have brown tiles (Marley Red not Slate effect)
- Other extension on the road are off similar styles and more sympathetic
- Privacy concerns with Velux windows to the front
- Discrepancy in plans showing Velux windows
- Excludes first floor but likely to be developed
- Objection to vertical wall 5.75m high adjacent to lounge window at no 9- reduction of light
- Current vent/ soil pipe not shown on new plans
- Plans suggest a much bigger 3 / 4 bedroom house
- Loss of garage for parking
- Lack of bungalows in the District
- Will set a precedence for over development in the future

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 Policies 32 and 33 (Quality of Development and Design Principles) of the HDPF seeks to ensure high quality and inclusive design for all development in the district and ensures that it will complement locally distinctive characters and heritage. Furthermore that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, is locally distinctive in character, respects the character of the surrounding area, and uses high standards of building materials, and finishes.

- 6.2 This application proposes a range of changes to the bungalow summarised below:

- Front extension to include the creation of a 920cm deep front porch
- The addition of a hipped roof above the existing garage and a 2.8m high parapet wall on the side boundary with number 11 to contain rainwater within the boundary
- A 2.1m rear extension to the existing garage to create a utility room
- A 6.075m single storey rear extension set 2.5 metres from the boundary with number 11 to create a kitchen dining room and bedroom. The extension would be 2.6m to the eaves and 3.9m to the ridge with a 15 degree hipped roof.
- The creation of a gable end on the south side of the property to mimic the north side, removing the hipped roofs and creating two matching gable ends.
- The insertion of 6x rooflights to the front roofslope- 2 to serve the roofspace and 4 to serve the ground floor living room/ snug and entrance hallway.
- Bi-folding doors to the rear of the property

Design and Character

- 6.3 The proposed single storey front extension together with the pitch roof above, the conversion of the garage, and the hip to gable extension are considered to be visible from the street but

in keeping with the character of the existing dwelling. There are other single storey additions of differing sizes evident within the area and the proposed extensions, which are considered of an acceptable design, would be seen in this context. The proposal is considered to be of a design, form and scale which would be appropriate to the character and appearance of the existing dwelling and would not harm the character or appearance of the wider area, in accordance with the relevant policy.

- 6.4 Concern has been raised over the proposed materials for the alterations. These have been listed as 'through colour render- light blue' and 'Marley Eternit-Birkdale fibre cement 'slate look' tiles'. These materials will create a modern looking dwelling, which in the context of the surrounding character would considerably jar and therefore the materials are inappropriate and not in keeping with the general character of the surrounding area. The properties throughout Fay Road have very traditional looking red/ brown clay/cement tiles and this is a characteristic of the road that we would wish to maintain. A slate look roof in the middle of the road in this location would be incongruous in the street scene and not sympathetic to surroundings. The blue render would also be out of the character with the area where all properties are either brick faced or white/ magnolia render. It is appreciated that the 15 degree angle of the rear extension does limit the type of roof tiles that can be used on this part of the building, however slate look tiles are not considered appropriate and the applicant was asked to consider other options that are more in keeping with the surrounding residential character.
- 6.5 With this in mind the applicants have amended the materials proposed and submitted amended plans to reflect this along with a Materials Schedule. The amended materials consist of the following:
- Light grey through render to the walls (instead of blue)
 - Anthracite windows and rear bifold doors)
 - Red clay roof tiles
- 6.6 The Materials Schedule is recommended to form part of the approved plans list and any deviation from this would require an application to the Council.

Neighbour Amenity

- 6.7 Concern has been raised over the proposed changes to the roofline and the creation of the gable end on the southern side of the property. Concern is raised in relation to loss of light to the lounge side window at number 9. However this is a small secondary window and the room is served by a front window that is considered to be the main source of light for this room and a rear roof light. The room also has a rear facing window and a rooflights serving the back of the room.
- 6.8 The side windows to the proposed bathroom and en-suite should be obscurely glazed and only high opening which can be secured via a condition to ensure no impact on privacy to either property from the side accessways.
- 6.9 The orientation of the site relative to neighbours and the scale and design of the extension does not raise any concerns in respect of overlooking, with the resulting views not unusual or unexpected in a location such as this. Objectors have raised concern over the front rooflights. Four of these will be high level additional light sources for the front reception room and entrance hallway and the other four will serve the roofspace. Front rooflights are not out of character in this location, and although they may be better suited for the rear of the property they are not considered to be harmful enough to the character of the area or to neighbour amenity to warrant a refusal on these grounds. These can also be inserted under Householder Permitted Development rights.
- 6.10 With the above in mind, it is considered that the scale and siting of the extension would be sufficient to prevent any significant impact on the amenities of adjoining occupiers.

7. RECOMMENDATIONS

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

Conditions:

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 **Pre-Occupation Condition:** No part of the development hereby permitted shall occupied until the window(s) at the north elevation have been fitted with obscured glazing. No part of that/those window(s) that are/is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

Reason: To protect the privacy of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the Materials Schedule and AD05 Revision A & AD06 Revision A (04.05.2021).

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: