



**TO:** Planning Committee South

**BY:** Head of Development and Building Control

**DATE:** 22<sup>nd</sup> June 2021

**DEVELOPMENT:** Erection of first floor side extension over garage, erection of a single storey rear extension and enlargement of existing side dormer/projection.

**SITE:** Woodville Nep Town Road Henfield West Sussex BN5 9DU

**WARD:** Henfield

**APPLICATION:** DC/21/0016

**APPLICANT:** **Name:** Mr Mike Gamble **Address:** Woodville, Nep Town Road Henfield BN5 9DU

**REASON FOR INCLUSION ON THE AGENDA:** More than eight persons in different households have made written representations within the consultation period raising material planning considerations that are inconsistent with the recommendation of the Head of Development and Building Control.

**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 proposal seeks the erection of a first floor side extension over garage, the erection of a single storey rear extension and the enlargement of an existing side dormer/projection.

1.3 The proposal will extend the footprint of the dwelling along its eastern elevation via the erection of the side extension in close proximity to ground floor non-habitable neighbouring windows at the Gardeners Arms Pub to the west. The proposed first floor extension would be positioned on the western side of the dwelling over an existing garage. The proposal also includes an extension to the existing side dormer with internal alterations.

### DESCRIPTION OF THE SITE

1.4 Woodville is a detached three storey dwelling positioned to the south of Nep Town Road. The dwelling occupies a medium sized plot with an attached garage and medium sized rear garden. The dwelling is bounded by neighbours The Gardeners Nep Town Road to the west,

a side footpath to the east with a gap preserved to New Cottage Nep Town Road and 1 Clarence Terrace to the south.

- 1.5 The site is situated within both the built-up area of Henfield and the Henfield Conservation Area.

## 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 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 3 - Strategic Policy: Development Hierarchy

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets

### RELEVANT NEIGHBOURHOOD PLAN

- 2.5 The Henfield Neighbourhood Plan went to referendum on the 6<sup>th</sup> May and was approved. The Plan now carries full weight for the Henfield Neighbourhood Plan Area. Of relevance to this application is Policy 12: Design Standards for New Development.

#### 2.6 PLANNING HISTORY AND RELEVANT APPLICATIONS

HF/6/94	First floor side & ground floor rear extensions Site: Woodville Nep Town Rd Henfield	Application Permitted on 16.03.1994
HF/19/76	Reinstatement of living accommodation. (From old Planning History)	Application Permitted on 21.04.1976
HF/98/75	C/u to house. (From old Planning History)	Application Permitted on 21.01.1976

## 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](http://www.horsham.gov.uk)

## INTERNAL CONSULTATIONS

### 3.2 **HDC Conservation:** No Objection

HDC Design & Conservation are satisfied the proposed extension of Woodville will not fail to preserve the character of the conservation area. The existing flat roof garage is an unattractive structure and does have a detrimental visual impact in the street scene and particularly between two positive contributors to the conservation area. The two-storey extension does have a small area of flat roof but as long as this is detailed in a traditional way with lead laid on timber rolls this will be an acceptable design. The rear extension is reminiscent of suburban extensions but will not be conspicuous and so, there are no significant concerns with the large and shallow pitched roof. The roofs appear too shallow to be laid with clay tiles as indicated and it is suggested that a natural slate should be used as an alternative.

### 3.3 **Parish Council Consultation:** No Objection

The Parish Council considered the application raised 'No Objection' to the proposal. Councillors agreed the proposal would be acceptable subject to the Conservation Officer's approval.

## PUBLIC CONSULTATIONS

### 3.4 17 Letters of Objections from 12 Householders were received for the application. The nature of these objections can be summarised as follows:

- Privacy Light and Noise
- Design
- Out of keeping with a conservation area
- Overdevelopment
- Highway Access and Parking
- Loss of natural light
- Loss of General Amenity

## 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**

### **Principle of development**

### 6.1 Policy 3 (Development Hierarchy) of the HDPF states that the district has a distinct settlement pattern which should be retained and enhanced. It states that development will be permitted within towns and villages which have a defined built up area boundary (BUAB) where any development will be required to demonstrate that it is of an appropriate nature

and scale to maintain the characteristics and function of the settlement in accordance with the settlement hierarchy set out within the policy.

- 6.2 The application site is located within the built-up area of Henfield where an extension to the dwelling would be appropriate. The principle of the development is therefore considered acceptable, subject to detailed considerations.

### **Design and Appearance**

- 6.3 Policy 32 of the HDPF seeks to ensure that development in the district promotes a high standard of urban design, architecture and landscape. Development will be required to enhance and protect the locally distinctive characters, through good design, landscaping (both within a scheme and having regard to the impact on surrounding landscapes), creating a 'sense of place', and in ensuring that local, social and environmental characteristics are considered.
- 6.4 The proposal seeks to erect a first-floor side extension over the existing garage. This would be setback from the principal elevation with a proposed ridge height of approximately 5.87m. The design will utilise brickwork to match the existing, painted in white. The proposed scale and design of the side projection would be appropriate to that of the existing dwelling and the proposed roof would feature a design that utilises plain clay tiles on a pitched roof which sits below the existing eaves and joins both the side wall and vertical tile hanging portion to the rear.
- 6.5 The proposed ground floor single storey rear extension would infill and extend the remaining width of the house including the garage. It would feature a pitched roof which extends the full width of the ground floor. The proposed roof is considered to be unsympathetic in its overall form however, it would not be readily visible from the wider streetscape and would be considered to be acceptable given its siting. The single storey rear extension would have a proposed ridge height of 3.77m which in relation to the existing dwelling would appear appropriate.
- 6.6 The proposed extension to the side dormer on the west elevation would be of an appropriate scale and design and would increase the available headroom above the existing stairwell leading up to the second-floor bedrooms and bathroom. The proposed extension would retain the form and appearance of the existing dormer and is considered to be a modest enlargement. The extension would be positioned appropriately and matching materials would be utilised.

### **Amenity Impacts**

- 6.7 Policy 33 of the HDPF seeks to ensure that development avoids 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.
- 6.8 The proposed first floor extension would be located along a shared boundary with a neighbouring dwelling featuring three ground floor windows. Assessment of the neighbours ground floor windows found that they served a secondary kitchen/utility room and a toilet and therefore are not primary windows which serve habitable rooms.
- 6.9 While it is acknowledged that the proposed extension may result in some impact with regards to daylight, given that the impact would not be on primary windows or habitable living space where people spend the majority of their time, such as a living room or bedroom, the proposal is considered to be acceptable in this regard.

- 6.10 The proposed single storey rear extension and dormer side extension are considered to be sited appropriately and would not give rise to adverse harm to nearby neighbouring amenity.

### Heritage Impact

- 6.11 Policy 34 of the Horsham District Planning Framework states that development should be reinforce the special character of the historic environment through appropriate siting, scale, form and design; and should make a positive contribution to the character and distinctiveness of the area.
- 6.12 HDC Design & Conservation are satisfied the proposed extensions of Woodville would be acceptable and would not have a detrimental impact on the character of the conservation area. The proposal would therefore comply with policy 34 of the HDPF.

### Conclusion

- 6.13 The proposal is considered to be of an appropriate design, form and scale appropriate to the character and appearance of the existing dwelling and would not harm the character of the conservation area. It is considered that the scale and siting of the extension would be sufficient to prevent any detrimental impact on the amenities of adjoining occupiers. The application is therefore recommended for approval

## 7. RECOMMENDATIONS

### Conditions:

- 1 Plans list
- 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-Commencement Condition:** Prior to relevant work begins, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details:
  - Samples or specifications of external materials and surface finishes.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 4 **Regulatory Condition:** The new roof junctions at ridge, hips, eaves and flat roof perimeters shall be built to reflect traditional detailing including leaded hips or clay hip tiles; lead laid over timber rolls for flat roofs.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 5 **Regulatory Condition:** Any roof lights fitted shall be metal framed and sit flush with the roof slope.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 6 **Regulatory Condition:** All new and replacement rainwater goods shall be cast iron or cast aluminium or cast effect plastic.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

Background Papers: DC/21/0016