



**TO:** Planning Committee North

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

**DATE:** 5<sup>th</sup> October 2021

**DEVELOPMENT:** Conversion of loft to form habitable living space, creation of dormer to side elevation, installation of rooflights to side and front and amended and additional fenestration works.

**SITE:** 54 Merryfield Drive Horsham West Sussex RH12 2BA

**WARD:** Trafalgar

**APPLICATION:** DC/21/0799

**APPLICANT:** **Name:** Mr Martin Boffey  
**Address:** 54 Merryfield Drive Horsham West Sussex RH12 2BA

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

**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 The application is seeking planning permission for the extension and conversion of the loft to form habitable living space, creation of dormer to side elevation, installation of rooflights to side and front and amended and additional fenestration works.
- 1.2 The proposal is to extend the existing hipped roof above the ground floor to the east of the property to allow for conversion of the loft to create an additional bedroom and en-suite. The proposal also includes the creation of a dormer window and installation of 5x rooflights to the front and side roofslope to serve the additional roofspace.

**DESCRIPTION OF THE SITE**

- 1.3 The application site comprises a detached single storey dwelling occupying a rectangular corner plot on the east side of Merryfield Drive. The property dates to the 1950s of brick construction under a hipped roof. The wider area is characterised by similar style 1950s properties of varying sizes including detached and semi-detached two storey properties and bungalows. Many of the properties in the locality have been the subject of development through ground floor extensions and loft conversions.

## **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 1 - Strategic Policy: Sustainable Development

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

## **2.3 RELEVANT NEIGHBOURHOOD PLAN**

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.

### **PLANNING HISTORY AND RELEVANT APPLICATIONS**

None relevant

## **3. OUTCOME OF CONSULTATIONS**

### CONSULTATIONS

3.1 **Horsham Society** raised an objection to the application for the following reasons:

- Design
- Other

Following the receipt of the additional amended plans and reconsultation, no further comments have been received.

3.2 No representations have been received from the Neighbourhood Council during the consultation process.

### PUBLIC CONSULTATIONS

3.3 One letter of representation has been received objecting to the application for the following reasons:

- Loss of privacy
- Loss of light

## **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.

### **Design and Appearance**

6.3 As part of the application process amended plans have been received which have replaced the previously proposed dormers. It is considered that the resulting form is more appropriate to the host building and would retain its existing character and appearance. The proposed extension to the main body of the roof would better integrate with the existing rear/side extension and create a more cohesive appearance to the building. The side dormer is modest in scale and would not harm the appearance of the building or wider streetscene, which contains a variety of bungalows forms. Overall the resultant appearance of the building is considered appropriate in scale and form in accordance with Policy 32.

### **Impact on Neighbouring Amenity**

6.4 The nature and siting of the proposed roof extension would not lead to any unacceptable loss of light or outlook for adjoining occupants. The angle and orientation of the proposed rooflights would not create significant potential for intrusive downward overlooking to adjoining properties and normal domestic lighting would not be expected to result in any harmful light spill, with the resulting relationship between properties not unusual or unexpected in an established residential location such as this. The amenity impacts of the proposal are therefore considered acceptable.

### **6.5 Conclusion**

The impact of the proposal was assessed during a site visit. The proposal is considered to be of an appropriate design, form and scale which is in keeping with the character and appearance of the existing dwelling and would not harm the character or appearance of the wider area. It is considered that the scale and siting of the proposed works 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 appropriate conditions as detailed below:

### Conditions:

1 **Plans Compliance Condition**

2 **Regulatory (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 of all new external walls, windows and roofs of the development hereby permitted shall match in type, colour and texture those of the existing building.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).