



**TO:** Planning Committee South

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

**DATE:** 18<sup>th</sup> July 2023

**DEVELOPMENT:** Demolition of existing conservatory, erection of a single storey rear extension and associated works, including installation of new entrance. Replacement of all windows, fascia, soffit and rainwater goods.

**SITE:** Downsflint, High Street, Upper Beeding, West Sussex BN44 3WN

**WARD:** Bramber, Upper Beeding and Woodmancote

**APPLICATION:** DC/23/0551

**APPLICANT:** **Name:** Mr Mark Munns **Address:** Downsflint High Street Upper Beeding West Sussex BN44 3WN

**REASON FOR INCLUSION ON THE AGENDA:** By request of Councillor Croker and Councillor Noel

**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 Planning permission is sought for the demolition of a rear conservatory and its replacement with a single storey rear extension approximately 3.5m in depth, 4.75m in width, with a flat roof to height of 3m with a central roof lantern. The rear extension would feature rear (north) facing bi-fold doors and two window openings to the east facing into the garden, and be clad with horizontal cladding (agate grey) as detailed on the submitted materials specification.
- 1.2 The application also proposes to change the property's windows from dark brown timber frames to UPVC windows in Agate grey and to variously remove and insert windows and doors into the side and rear elevations at ground floor level. The windows to the front High Street elevation are proposed to be triple glazed to reduce road traffic noises. Rainwater goods are also proposed to be changed from a dark brown to black. The fascia and soffit are to remain black but will be UPVC in lieu of the existing timber. All brickwork, tiles and flint will remain as current specifications.
- 1.3 There would be no change to the existing pedestrian and vehicular access to the property which remains as directly from the high Street.

## DESCRIPTION OF THE SITE

- 1.4 The application site is located to the north side of Upper Beeding High Street within the Upper Beeding Conservation Area. Downsflint is a detached two storey dwelling featuring redbrick flint to the lower level and tile hung above. Downsflint was built in 1993 within the garden of April Cottage to the east. A driveway on the east side of Downsflint leads to a rear garden and garage building. To the rear of the site are the playing fields of Upper Beeding Primary School.
- 1.5 The nearest Grade II listed buildings are Starlings which sits immediately adjacent to the site to the west, and Pond Farm House on the opposite south side of the High Street.

## 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:

#### **National Planning Policy Framework**

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

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 26 - Strategic Policy: Countryside Protection

Policy 28 - Replacement Dwellings and House Extensions in the Countryside

Policy 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets

Policy 40 - Sustainable Transport

Policy 41 - Parking

### RELEVANT NEIGHBOURHOOD PLAN

#### **Upper Beeding Parish Neighbourhood Plan (2021)**

Policy 8 - Design Standards for New Development

### Planning Advice Notes:

Facilitating Appropriate Development

Biodiversity and Green Infrastructure

### PLANNING HISTORY AND RELEVANT APPLICATIONS

B/2/00 FUL	Conservatory	Application Permitted 17-02-2000
UB/27/94	Alterations to snooker room	Application Permitted 22-09-1994
UB/12/94	Erection of snooker room	Application Permitted 20-05-1994
UB/21/93	Erection of 1 x 4 bedroomed house with detached double garage & alterations to accesses. Site: April Cottage (Adj) High St Upper Beeding	Application Permitted 19-07-1993

### **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

#### OUTSIDE AGENCIES

- 3.3 **Natural England:** Standing Advice:-

It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

- 3.4 To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

#### PUBLIC CONSULTATIONS

- 3.5 Upper Beeding Parish Council Comments:

No Objection: However, it was requested that the extension should be built using more sympathetic materials and ones which match the main building. Brickwork instead of wood panelling in accordance with Policy 8 of the Neighbourhood Plan.

### **4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS AND EQUALITY**

- 4.1 The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

- 4.2 The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

### **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 considerations for the proposal are whether the scheme is appropriate in terms of its design and impact on the character and appearance of the conservation area and adjacent listed buildings, and the impact on the amenity of adjacent properties.

### **Design and Appearance, and Heritage Impact**

- 6.2 Policy 32 and 33 of the HDPF seeks to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.
- 6.3 Policy 34 requires development to, amongst others, reinforce the special character of the district's historic environment through the appropriate siting, scale, form and design; including the use of traditional materials and techniques; make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas; preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials; and retain and improve the setting of heritage assets. This policy reflects the statutory requirement to preserve or enhance the character or appearance of conservation areas, and to have special regard to preserving listed buildings and their settings. This is reflected in Chapter 16 of the NPPF which requires that great weight be given to conservation of designated heritage assets.
- 6.4 Policy 8 of the Upper Beeding Neighbourhood Plan 'Design Standards for New Development' states that 'The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings.'
- 6.5 The Council's senior conservation officer has been consulted and has advised that the property is a late twentieth century dwelling designed to reflect the local vernacular, but that the finished build is not entirely successful but certainly not harmful to the streetscene. The conservation officer advises that the proposal to replace the conservatory with a more contemporary designed rear extension is agreeable, and that although flat roof extensions in the conservation area are not usually recommended, in this case it will not be a conspicuous addition and will not draw undue attention. Further, the existing single storey rear extension next door at Starlings (aka Old Tiled Cottage- to the west) will conceal it from the garden of this listed building. No objection is raised as a consequence.
- 6.6 The proposed single storey rear extension would replace an existing conservatory and would be of relatively modest proportions spanning half the width of the rear elevation. Although flat roofed and to be clad with grey horizontal cladding, it is considered that due to the discrete location of the rear extension, its modest scale, and that it is replacing the existing glazed conservatory, there would be limited resultant harm to the character of the dwelling. Whilst Policy 8 of the Upper Beeding Neighbourhood Plan requires new development to reflect the architecture and character of surrounding buildings and use traditional materials, in this case the use of contemporary materials to a small rear extension out of site from public vantage points would not result in harm to the character of the building or wider area.
- 6.7 The proposed replacement windows, although upvc, would be of the same casement type and appearance as the existing and would not harm the appearance of the building or surrounding heritage assets. It should be noted that it is possible for a dwelling in the conservation area to change windows from timber to upvc of the same appearance under

permitted development, and it is noted that there are examples of upvc on other properties in the area. Similarly the alterations to the ground floor windows and doors, and to the downpipes, are development that does not require planning permission.

- 6.8 Overall, it is considered that the proposed replacement rear extension would be a clearly subservient single-storey addition to the rear, replacing an existing glazed conservatory of unsympathetic character, and is considered to be of a scale and form which would not result in a harmful impact to the character and appearance of the existing dwelling. Further, given its discrete location at the rear of the property, out of sight from the street and disguised from the setting of the adjacent listed building, no harm to the surrounding heritage assets is identified. It is therefore considered that the visual impact of the proposal is acceptable in accordance with chapter 16 of the NPPF, policies 32, 33 and 34 of the HDPF, and Policy 8 of the Upper Beeding Neighbourhood Plan Policy 8.

### **Impact on Neighbouring Amenity**

- 6.9 Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.
- 6.10 The nearest neighbouring dwelling is Starlings to the west however the replacement extension would be positioned on the same western elevation build line as the existing conservatory and as a result would not represent a significant harmful encroachment nearer to this adjacent property. The proposed rear extension would not be glazed all around and would have glazing only to the rear and two openings to the east facing into the garden. The existing single storey rear extension next door at Starlings (to the west) will also in the main conceal the proposal from the garden of this neighbouring property. Accordingly the proposed extension, including alterations to the ground floor windows and doors elsewhere on the property, would not harm the amenities of any adjacent property in accordance with the above policy.

### **Water Neutrality**

- 6.11 There is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive occupation of the dwelling necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

### **Conclusion**

- 6.12 The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

## **7. RECOMMENDATION:**

- 7.1 That the application be approved subject to the following conditions:

### Conditions:

1. **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.

2. **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved plans and application form.

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).