



**TO:** Planning Committee

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

**DATE:** 01 August 2023

**DEVELOPMENT:** Removal of front porch and pitched roof, conversion of side car-port into a garage, erection of pitched roof to rear extension and associated alterations.

**SITE:** 21 Patchings Horsham West Sussex RH13 5HJ

**WARD:** Forest

**APPLICATION:** DC/23/1024

**APPLICANT:** **Name:** Mr Jon Espley **Address:** 21 Patchings Horsham West Sussex RH13 5HJ

**REASON FOR INCLUSION ON THE AGENDA:** The application has been made by a Council Member or an officer or a member of their immediate family.

**RECOMMENDATION:** To approve planning permission subject to appropriate conditions

## 1. THE PURPOSE OF THIS REPORT

To consider the planning application.

### DESCRIPTION OF THE APPLICATION

- 1.2 The application seeks the removal of the front porch and pitched roof, conversion of side carport into a garage, the erection of a pitched roof to the rear extension and associated alterations. Planning permission is required due to the height of the car-port (to be converted to a garage) which forms a later addition to the original dwelling.

### DESCRIPTION OF THE SITE

- 1.3 21 Patchings is a two-storey dwelling located within the built-up area of Horsham. The dwelling is set back from Patchings and has a driveway accessed off Patchings and has a driveway capable of accommodating multiple parked cars.

## 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 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 40 - Sustainable Transport

Policy 41 - Parking

## RELEVANT NEIGHBOURHOOD PLAN

### 2.5 **Horsham Blueprint Business Neighbourhood Plan (2019-2036)**

Policy HB3 – Character of Development

## PLANNING HISTORY AND RELEVANT APPLICATIONS

2.6

HU/47/01	Single-storey side extension to garage Site: 21 Patchings Horsham	Application Permitted on 22.03.2001
HU/396/68	Erection of porch/conservatory. Comment: And b. regs. (From old Planning History)	Application Permitted on 30.08.1968

## 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 None received.

### OUTSIDE AGENCIES

3.2 **Forest Neighbourhood Council:** No Objection.

### PUBLIC CONSULTATIONS

3.3 None received.

## 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 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.
- 6.2 Policy HB3 of the Horsham Blueprint Business Neighbourhood Plan - *"Development is expected to preserve and enhance the Character Area in which it is located. The design of new development should take account of the local context and reflect the character and vernacular of the area, using architectural variety in form and materials, to avoid building design that is inappropriate to the Plan area. Innovation in design will be supported, however, where this demonstrably enhances the quality of the built form in a character area"*.
- 6.3 Planning permission is sought for the removal of the front porch and pitched roof, the conversion of the side carport (a later addition to the original dwelling) into a garage, erection of pitched roof to rear extension and associated alterations.
- 6.4 The erection of the pitched roof to the rear extension would improve the appearance of the existing extension, with an addition that would reflect the built character and features of the existing dwelling. The proposal to convert the car port to a garage would include the infill of the elevations with brickwork and a garage door. This would reflect the existing garage and would relate sympathetically to the existing dwelling. No concerns are raised regarding the removal of the overhang porch to the front elevation, with the resulting front elevation considered to reflect the design of the neighbouring dwellings. The proposal would utilise facing brick to match the existing, as well as slate tiles, which are considered in-keeping with the surrounding street.
- 6.4 The proposed development is considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling, and which would not harm the character or appearance of the wider area. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

### **Impact on Amenity**

- 6.5 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.
- 6.6 The siting and scale of the alterations and additions, as well as the detached nature of the property and the retained separation from shared boundaries, would be sufficient to

prevent any unacceptable harm to neighbouring amenity. It is noted that no representation letters have been received.

### **Water Neutrality**

- 6.7 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**

- 6.7 Overall, the proposed extensions and alterations are appropriately designed and scaled, with the changes considered in-keeping with the existing dwelling and surrounding area. The application is considered acceptable on amenity grounds and is in accordance with Policy 32 and 33 of the Horsham District Planning Framework (2015).

## **7. RECOMMENDATIONS**

- 7.1 It is recommended that planning permission is granted subject to appropriate conditions as detailed below.

### Conditions:

- 1 **Approved Plans.**
- 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 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the 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).

Background Papers:  
DC/23/1024