



TO: Planning Committee South

BY: Head of Development and Building Control

DATE: 19th September 2023

DEVELOPMENT: Erection of a two-storey side extension, a single storey rear extension and front porch.

SITE: 26 Manor Road Upper Beeding West Sussex BN44 3TJ

WARD: Bramber, Upper Beeding and Woodmancote

APPLICATION: DC/23/1324

APPLICANT: **Name:** Mr Leo Byrne **Address:** 26 Manor Road Upper Beeding West Sussex BN44 3TJ

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

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 a two-storey side extension and a single storey rear extension to a semi-detached dwelling. An oak framed open porch is also proposed to the front, set on a brick plinth. The existing attached garage and conservatory which is located to the rear and side would be removed to facilitate the extensions. The proposed extension would provide at ground floor a storage area in place of the existing garage with new electric roller garage door to be fitted. To the rear of the store room would be a utility room, shower room and a kitchen extension. At first floor level the proposed extension would provide two additional bedrooms, whilst an existing small bedroom will become an office. A plain tiled pitched roof would match the existing main roof but with a subservient ridge height set below the main roof ridge. A mono pitched roof is proposed to the front and rear at single storey level. The proposed single-storey rear extension to be of depth 3 metres, with an eaves height 2.4 metres and an overall height of 3.85 metres.
- 1.2 The external walls are to be rendered to match the existing house with low level facing brickwork. New first floor windows to the front and rear are to serve the bedrooms and an obscure glazed first-floor small side window is to provide light to the landing. At ground floor the single-storey rear extension will have rear bi-fold windows with four roof lights, with a ground floor side window to the utility room, shower room, and kitchen with utility door side access. The materials for the new openings are to be upvc to match the existing.

DESCRIPTION OF THE SITE

- 1.3 The application site comprises a semi-detached two-storey three-bed dwelling located to the east side of Manor Road within the built-up boundary area of Upper Beeding. The dwelling is brick built with white rendered elevations, a plain tile pitched roof, and white upvc windows. A flat roofed single garage is attached to the side (south) elevation and to the rear of the garage is a conservatory with pitched glazed roofing above the height of the garage and which is visible from the street scene. The existing rear conservatory extends approximately 3.2 metres beyond the rear elevation of the main dwelling. To the front of the garage there is sufficient off-street parking available within the front curtilage for at least 2 cars.
- 1.4 Dwellings in the vicinity along this side of Manor Road are mainly semi-detached of varying design and use of materials and there is evidence of two-storey extensions to the side and rear of properties of similar scale to the proposals, for example at 23 Manor Road (DC/04/1749), 22 Manor Road, and on the adjacent property at 25 Manor Road (DC/06/2504).

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:

- 2.2 **National Planning Policy Framework**

- 2.3 **Horsham District Planning Framework (HDPF 2015)**

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

- 2.4 **Upper Beeding Parish Neighbourhood Plan 2018-2031:**

Policy 8 - Design Standards for New Development

- 2.5 Planning Advice Notes:

Facilitating Appropriate Development

Biodiversity and Green Infrastructure

- 2.6 PLANNING HISTORY AND RELEVANT APPLICATIONS

None

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

WSCC Highways: No Objection

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.

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.

Parish Comments: Objection

' - Overdevelopment

The Members were concerned about the size of the lot on the footprint. In Policy 8 of the NHP there is also reference to off road parking and this development includes the loss of garage, adding to the parking issues.

Also included in Policy 8 of the NHP, the development would be out of keeping with the street scene.'

Councillor Comments:

'I note that Upper Beeding PC has put in a written objection to the above planning application, which I agree with, in particular the effect of the increased massing, especially when approaching from Newland Road. Accordingly, unless you can convince me otherwise, should you be minded to approve then I would like this application considered by Planning South.'

PUBLIC CONSULTATIONS

No neighbouring representations 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

Character and Appearance

- 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 8 of the Upper Beeding Parish Neighbourhood Plan 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.’
- 6.3 The proposal would add additional mass to the dwelling but with an overall design that would reflect the existing building and be in accordance with the Council’s design guidance for home extensions. The proposed roof ridge height would be of a subservient height set below the main roof ridge, with the first floor also inset from the main front elevation, and the extension would use materials to match those of the existing dwelling. A suitable separation to the side boundary would be retained of a minimum 1m such that the extension would be appropriately scaled in relation to the size of the existing dwelling and the plot. Given the varied form and design of dwellings along Manor Road and evidence of existing two-storey side and rear extensions of similar scale on other dwellings along this side of the road it is considered that the proposed development would not harm the character or appearance of the dwelling or wider area. Whilst the extended building would be visible in the approach from Newland Road, the scale and design would be cohesive with the existing building and therefore accords with Local Plan and Neighbourhood Plan design policies.
- 6.4 The existing rear conservatory is of a height that can be viewed from the street scene above the existing garage, and the existing conservatory projects to a depth in the rear garden which is greater than the proposed single-storey rear extension. Consequently the proposed 3m replacement rear extension would be set behind the extended building such that it would not harm the appearance of the dwelling or wider area. Likewise, the front porch is a modest and subservient addition that would not harm the appearance of the building or wider streetscene.
- 6.5 The proposed extensions are therefore considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling and wider streetscene. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Impact on Neighbouring Amenity

- 6.6 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.
- 6.7 The side and rear extensions would not be of a scale such that they would materially harm the amenities of adjacent properties. Whilst the rear extension abuts the boundary with the attached neighbour at no.27, its depth of 3m is modest and the same that would otherwise be able to be constructed under permitted development.
- 6.8 The existing side (south) elevation has a single first-floor side window serving a bathroom. The proposed two-storey side extension would have a single small first-floor side window to serve the landing which is proposed to be obscure glazed. The additional front and rear

window to serve bedroom space are not considered to introduce any new significant additional harm to privacy from views that don't already exist from neighbouring dwellings in this area. It is noted that no representations of objection or concern were received from neighbouring dwellings.

- 6.9 It is therefore considered that the siting and layout of the proposed extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Highways Impact

- 6.10 The site is located on Manor Road, an unclassified road subject to a speed limit of 30mph. The proposal would replace the existing garage with a storage room however the existing garage is of a small size of approx. 2.6m in width and 4.3m in depth, below the 3m x 6m standard required by the WSCC Parking Standards to be considered as 0.5 of a parking space (Nb WSCC parking standards count a garage as 0.5 of a space given a significant number of garages are not used for parking). Consequently, the loss of this existing small garage would be unlikely to result in a meaningful loss of onsite parking provision. The existing driveway with parking spaces will be retained, with space for 2 cars, which is considered to be sufficient for the extended dwelling in this location.
- 6.11 The application was consulted with WSCC Highways, and the Local Highway Authority does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

Water Neutrality

- 6.12 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

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

7. RECOMMENDATION: Approval with conditions

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

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

- 4 **Pre-Occupation Condition:** The extension hereby permitted shall not be occupied until the first-floor side (south) window on Proposed Plan HM-262 02 has been fitted with obscured glazing. No part of that window that 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).