



TO: Planning Committee

BY: Head of Development and Building Control

DATE: 03.10.2023

DEVELOPMENT: Demolition of existing single storey rear extension and erection of a single storey rear extension and associated alterations.

SITE: 79 Trafalgar Road Horsham West Sussex RH12 2QJ

WARD: Trafalgar

APPLICATION: DC/23/1358

APPLICANT: **Name:** Mr Nick Jenkins **Address:** 79 Trafalgar Road Horsham West Sussex RH12 2QJ

REASON FOR INCLUSION ON THE AGENDA: The applicant is an employee of the Council, a District Councillor 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

- 1.1 The application is for the demolition of an existing single storey rear extension and the erection of a single storey rear extension with associated alterations. The extension would take the form of an L-shape and would incorporate a pitched roof with an eaves' height of approximately 2.76m.

DESCRIPTION OF THE SITE

- 1.2 79 Trafalgar Road is a semi-detached dwelling, located within the built-up area of Horsham. The site benefits from one off-street parking space.

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 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Horsham Blueprint Business Neighbourhood Plan (2019-2031):

Policy HB3: Character of Development

Policy HB4: Design of Development

PLANNING HISTORY AND RELEVANT APPLICATIONS

HU/14/94

Erection of a dormer window

Site: 79 Trafalgar Rd Horsham

Application Permitted on
24.03.1994

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

Parish Comments:

None received.

Representations:

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 The main issues are the principle of the development in the location and the effect of the development on:
- The visual amenities of the area
 - The amenities of the occupiers of adjacent properties

- Water Neutrality

Character and appearance

- 6.2 Policies 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 HB3, Character of Development, of the Horsham Blueprint Business Neighbourhood Plan states that, *"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, in order 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"*.
- 6.4 79 Trafalgar Road is a semi-detached dwelling on Trafalgar Road, within the built-up area of Horsham. Planning permission is sought to demolish the existing single storey rear extension and erect a single-storey side and rear extension with associated alterations. The extension would take the form of an L-shape and proposes a pitched roof with an eaves' height of approximately 2.76m. While it is acknowledged that this is a larger addition than the existing, the design and layout of the extension would be clearly subservient to the host dwelling and would be in keeping with the existing dwellinghouse. The materials would match the existing with a first-floor window to be removed and blocked up with bricks that match those on the existing dwelling.
- 6.5 The proposal is therefore 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 Policies 32 and 33 of the HDPF (2015).

Impact on 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 siting and scale of the extension, and retained separation from shared boundaries, would be sufficient to prevent any unacceptable harm to neighbouring amenity in accordance with the above policy. It is noted that no representation letters have been received.

Water Neutrality

- 6.8 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

6.9 The proposal is considered to be in accordance with relevant local and national planning policies.

7. RECOMMENDATIONS

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

1 **List of the 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/23/1358