



# **PLANNING COMMITTEE REPORT**

**TO:** Planning Committee North

**BY:** Head of Development

**DATE:** 9 January 2018

**DEVELOPMENT:** Proposed first floor extension over existing garage and part conversion of garage to form habitable space

**SITE:** 129 Blakes Farm Road Southwater Horsham West Sussex RH13 9GU

**WARD:** Southwater

**APPLICATION:** DC/17/2409

**APPLICANT:** **Name:** Mr & Mrs Andrew and Michelle Simon **Address:** 129 Blakes Farm Road Southwater Horsham West Sussex RH13 9GU

**REASON FOR INCLUSION ON THE AGENDA:** The applicant is an immediate family member of a HDC Officer

**RECOMMENDATION:** To permit subject to conditions

## **1. THE PURPOSE OF THIS REPORT**

To consider the planning application.

### DESCRIPTION OF THE APPLICATION

- 1.2 The application is seeking planning permission for the erection of a first floor extension above the existing side garage together with conversion of part of the garage for habitable use, retaining the front part as storage.
- 1.3 The proposed first floor extension would be set in from the side wall of the house, by 1.0metres on its northern side in line with the side wall of the garage and would be flush with the rear elevation. The front elevation would have a gable detail projecting forward of the main front elevation at first floor level.

### DESCRIPTION OF THE SITE

- 1.4 The application site comprises a C1990's two-storey detached house with attached garage occupying an almost rectangular plot on the west side of Blakes Farm Road, within the built-up area of Southwater.
- 1.5 The area is predominantly residential made up of similar two-storey; detached, semi-detached and terraced property types. The application property is one of a group of three properties located between Wild Orchid Way to the south and a strip of treed land to the north where there is a further isolated group of six properties that are situated between the main residential development and the RSPCA site further along the road. On the opposite side of the road is open land separating the development from the A24 Worthing Road.

## **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 1 - Strategic Policy: Sustainable Development

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

### RELEVANT NEIGHBOURHOOD PLAN

- 2.4 There is no 'made' plan for Southwater Parish.

### **Parish Design Statement:**

- 2.5 Southwater Parish Design Statement 2011

- 2.6 **PLANNING HISTORY AND RELEVANT APPLICATIONS**

None identified.

## **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 required

### OUTSIDE AGENCIES

- 3.3 None required

### PUBLIC CONSULTATIONS

- 3.4 Southwater Parish Council: No objection

## **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 include the impact on the proposal on the character and appearance of the site and wider surroundings, and the impact on neighbouring amenity.

### Character and appearance

- 6.2 Policies 32 and 33 of the HDPF state amongst other criteria that extensions should have regard to their natural and built surroundings in terms of design, scale and character. An extension should be of a scale which is sympathetic to and does not overpower the original building.
- 6.3 The application would involve the erection of a first floor side extension above the existing attached garage on the northern side of the house. While the proposal represents an increase in the size of the building it is considered to be in scale and proportion to the existing dwelling, and would not dominate or overwhelm the character of the existing house. The side extension would be set down from the main roof ridge and although infilling the existing space at first floor level, as a result of the staggered building line the resulting relationship between properties would not appear unduly cramped or uncharacteristic of the wider street.
- 6.4 The proposal is therefore considered acceptable in terms of its impact on the character of the area and the visual amenities of the streetscene, where a number of comparable extensions are visible, in particular 75 Blakes Farm Road and 8 Wild Orchid Drive. As such there is no conflict with Policy 33 of the HDPF.

### Impact on neighbouring amenity

- 6.5 In view of the existing staggered relationship between the application property and the adjoining neighbours, it is not considered that there would be a material worsening of the existing relationship between the neighbouring properties, particularly as no. 131 to the north has been extended to the rear at single storey level. The additional first floor level window openings would not create any intrusive views of adjoining properties and no harmful loss of privacy would therefore result.
- 6.6 It is therefore considered that the proposal is acceptable in terms of its impact on neighbour amenity and would not result in any loss of light, privacy or outlook or have an overbearing impact, in accordance with Policy 33 of the HDPF.

### Conclusion

- 6.7 The proposed first floor side extension would not harm visual or neighbouring amenity and is considered to accord with relevant planning policies.

## **7. RECOMMENDATIONS**

7.1 It is recommended that planning permission is permitted subject to the following conditions-

1 A list of the approved plans

2 **Standard 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).

Background Papers: DC/17/2409