PLANNING COMMITTEE REPORT

TO:	Planning Committee North
BY:	Head of Development
DATE:	6th March 2018
DEVELOPMENT:	Erection of single storey rear extension. Installation of 1x dormer window to rear elevation at first floor level, 1x dormer windows to rear elevation at second floor level, 1x dormer window to side at second floor level and 1x skylight to front elevation at second floor level.
SITE:	Melbury 34 Richmond Road Horsham West Sussex RH12 2EG
WARD:	Horsham Park
APPLICATION:	DC/17/2675
APPLICANT:	**Name:** Mr G Bateman **Address:** Melbury 34 Richmond Road Horsham West Sussex RH12 2EG

REASON FOR INCLUSION ON THE AGENDA: More than 8 representations have been received with a view contrary to the office recommendation

RECOMMENDATION: To approve planning permission

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.1 This application seeks permission for the erection of a single storey rear extension and a loft conversion featuring the installation of three dormer windows, a front rooflight and removal of an existing chimneystack.

1.2 The single storey rear extension would project beyond the existing rear elevation of the dwelling by a length of 2.14 metres and project from the side of an existing rear projection by 3.32 metres. The extension would have a consistent overall height of 2.64 metres owing to its flat roof construction.

1.3 All three dormers are of the same main dimensions. These measure at 2.22 metres in width and 2.42 metres in height. The two rear dormers would project beyond the rear roof slope by 1.85 metres and the side dormer would project beyond the side roof slope by 1.08 metres. The first floor rear dormer would be installed within the roofslope of an existing catslide roof. The dormer would be installed 20 centimetres above the existing eave height and 3.66 metres above ground level.

DESCRIPTION OF THE SITE

1.4 Melbury is semi-detached two storey dwelling in a row of fifteen dwellings on the south-eastern side of Richmond Road. The property is set within a consistent south west to north east building line and a distance of 8.6 metres separates the dwelling from the public highway. Surrounding properties vary in terms of size and design, but are mostly of a similar post-Edwardian character. It is noted that Melbury forms part of a series of four adjacent semi-detached dwellings originally constructed to the same design. The full extent of the application site falls within the Horsham (Richmond Road) Conservation Area.

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
Policy 34 - Cultural and Heritage Assets

RELEVANT NEIGHBOURHOOD PLAN

2.4 No neighbourhood plan has yet been designated or made for the combined Horsham Blueprint Neighbour Forum as comprised by the unparished Horsham Denne, Forest and Trafalgar neighbourhoods.

2.5 PLANNING HISTORY AND RELEVANT APPLICATIONS
No previous or relevant planning history

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

PUBLIC CONSULTATIONS

3.2 Twenty-one letters of representation were received, from ten different addresses, objecting to the proposal for the following reasons:-

- The loss of symmetry with adjoining semi-detached properties
- The impact of the proposed works on the street scene
- The fear of setting a precedent for similar development elsewhere in the conservation area
- Loss of privacy
- Harm to the character of the conservation area
- Loss of light
- Loss of individual character
- The quality of design

PARISH CONSULTATION

3.3 Denne Neighbourhood Council object to the proposal due to the impact on the character of the conservation area, loss of privacy and non-compliance with local planning policy.

3.4 **Heritage Consultant:** 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

Policy Background:

6.1 Policies 32 and 33 of the Horsham District Planning Framework (2015) stipulate that new development should be of a high standard of design and layout, with regard to natural and built surroundings, in terms of its scale, density, massing, siting, orientation, views, character, materials, space between buildings and has regard to the amenities of nearby property and land

6.2 Policy 34 of the Horsham District Planning Framework (2015) regulates new development within a conservation area. This policy requires proposals to be of a design and/or scale which preserves or enhances the special character and appearance of the area, uses building materials and techniques that are appropriate within the local context, does not harm significant views within the area and restores or retains traditional features.

Character and appearance:

6.3 The application originally sought permission for the erection of a single storey rear extension, installation of two large flat roof dormers to the rear roof slope and change of side roof composition from hipped to gable end. As part of the application process concerns were raised regarding the suitability of the extended gable end. In response to these concerns amended plans were received to replacing the gable (and retain the existing side hip) with a single side dormer, the amendments also reduced the size of the rear dormer windows and included a pitched roof design. This recommendation is based on these amended plans.

6.4 The single storey rear extension is an ‘infill’ extension between an existing rear projection and a common 1.8 metre high boundary wall. The extension does not project beyond the furthest part of the existing rear elevation and would appear a subservient addition viewed primarily against the backdrop of the main building. As such it would not harm the appearance of the building or the character and appearance of the wider Conservation Area.

6.5 The proposed rear dormers would be set within the existing catslide roof and would be viewed primarily against the backdrop of the main roof form. The lower dormer is in a comparable position, with a similar pitched roof, as an existing dormer to the adjoining

semi-detached property; this element would therefore add a semblance of symmetry to the pair. The higher rear dormer window would be sited above an existing first floor window and would be of the same dimensions and design as the lower dormer. It is acknowledged that the two rear dormer windows, when viewed together from the side elevations, would create additional bulk and mass to the building. It is though considered that this effect would not be unduly prominent when viewed from the rear, and as the dormers would be well contained within the existing roof form they would not appear unduly dominant or create a top heavy appearance to the building.

6.6 The proposed side dormer would be partly visible from the public highway however it is considered that the modest size and proportions of the dormer would preserve the key hipped roof form of the building (and semi-detached pair) and as such the dormer would not stand out as visually intrusive or unsightly within the streetscene or wider conservation area.

6.7 The proposed front rooflight is modest in size and would be partly obscured by an existing front hipped roof projection. As such its visual impact on the wider streetscene and conservation area would be limited. It is noted that a rooflight could be installed to the building as 'permitted development' without the need for planning permission.

6.8 It is noted that a number of representations have been received regarding the loss of the existing rear chimneystack. It is accepted that chimneystacks have the potential to contribute to the character of conservation area, however, this particular example is considered to make a limited contribution to the character of the building or conservation area given its position to the rear, scale and unattractive cement render material finish which does not complement the brick built chimneystacks typical of the surrounding area and as found on neighbouring properties.

6.9 The Council's Heritage Consultant has raised no objection to the proposed extensions and alterations.

6.10 For these reasons the proposed development would not harm the character of the existing dwelling or of the street scene, and would preserve the character and appearance of the Conservation Area, in compliance with policies 32, 33 and 34 of the HDPF.

Neighbouring Amenity

6.11 The 2.1m deep single storey extension would be constructed up to the common boundary with the adjoining neighbour (32 Richmond Road) and in close proximity to their neighbouring rear conservatory, which has a brick flank wall of a similar height and depth to the proposed extension. Given this arrangement it is not considered that the extension would result in an appreciable loss of light, privacy or outlook to 32 Richmond Road, or result in an overbearing impact.

6.12 The scale and siting of the dormers would not result in any loss of light or outlook for adjoining properties, the key issue is therefore the potential for loss of privacy.

6.13 It is considered that views created by the rear dormer windows would primarily be over the rear of the application site. While oblique views may be possible over adjoining properties it is considered there is no greater potential for overlooking above that created by existing first floor window openings. The resulting arrangement would not create a level of overlooking beyond that which would be expected in an established residential location such as this. It is therefore considered that any overlooking would create a harmful loss of privacy, and not to the extent that would warrant a refusal of planning permission.

6.14 The second floor side dormer is positioned in close proximity (3 meters) to the neighbouring property (Kanata) which has obscurely glazed at first and second floor level.

Notwithstanding these obscurely glazed windows it is considered expedient to require that the side dormer window be obscurely glazed to further minimise any overlooking potential. This is secured by condition.

6.15 It is noted that a distance of approximately 50 metres separates the application property from the southern neighbouring property of 'Lansdowne'. It was further observed that a variety of mature trees and vegetation, some in excess of 3 metres in height, are currently located on the neighbouring side of the boundary. This arrangement is sufficient to prevent any significant harm to occupants of this property.

6.16 For the above reasons the proposed works are of an appropriate scale and siting to prevent any substantial detriment to the amenities of neighbouring occupiers in compliance with HDPF policy 33.

Conclusion:

6.17 The proposed development falls within the built up area boundary of Horsham and the scale, design and material finish of the proposed extensions and alterations would not have an adverse impact on the appearance of the building or the character of the wider Conservation Area, and would not result in appreciable harm to the amenities of adjacent occupiers. The proposal is therefore deemed compliant with relevant provisions of the HDPF and is recommended for approval subject to the below conditions.

7. RECOMMENDATIONS

7.1 That permission be granted 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 **Pre-Occupation Condition**: The loft conversion hereby permitted shall not be occupied until the second floor dormer window on the northern (side) elevation, as detailed by plan 1087-02 C, has been fitted with obscured glazing. Once installed the obscured glazing shall be retained permanently thereafter.

Reason: To protect the privacy of the neighbouring property 'Kanata' in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The materials and finishes of all external brickwork, windows and tiling 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 Documents DC/17/2675