



**TO:** Planning Committee North

**BY:** Head of Development

**DATE:** 03 July 2018

**DEVELOPMENT:** Demolition of existing garage and store, erection of a two storey side extension with garage and single storey rear extension

**SITE:** 78 Irwin Drive Horsham West Sussex RH12 1NJ

**WARD:** Trafalgar

**APPLICATION:** DC/18/0751

**APPLICANT:** **Name:** Mrs Marilyn Thomas **Address:** 78 Irwin Drive Horsham West Sussex RH12 1NJ

**REASON FOR INCLUSION ON THE AGENDA:** At the request of Cllr Costin

**RECOMMENDATION:** That the application be approved.

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

To consider the planning application.

### DESCRIPTION OF THE APPLICATION

- 1.1 Planning permission is sought for the erection of a two storey side extension, a single storey rear extension and a pitched roof over the existing front projection. The proposed two storey side extension would project from the existing eastern facing side wall of the host property by 3.8m and would have an overall depth of 8.3m at first floor level and 6.3m at first floor level, extending no further to the rear than the existing first floor rear elevation. The side extension would project to the front of the property to be in line with an existing front projection. The proposed two storey side extension would be set back from the principal elevation and set down from the ridge height of the host building.
- 1.2 The proposed single storey rear extension would be positioned broadly to the centre of the extended rear elevation. It would project to a depth of 3.5m and would have a width of 4.4m and a maximum height of 3.5m. The proposed rear extension would incorporate a pitched roof design.
- 1.3 The existing front single storey projection currently has a flat roof design. As part of the proposed two storey extension and forward set garage at ground floor level, a pitched roof would be added which would be positioned over the new garage and the front projection.
- 1.4 It is noted that a two storey side extension of a similar design was previously permitted under planning reference DC/12/1664, however this permission has now lapsed. Subsequent to this a larger single storey side garage with a pitched roof over the existing front projection

and rear extension were also previously permitted under planning reference DC/15/1938. This permission remains extant. It is also noted that following a case officer site visit it was evident that works to construct extensions to the property had commenced on site.

- 1.5 During the course of the application amendments have been received to reflect the fact that the rear extension being constructed has a depth of 3.5m. Amendments to the eaves of the proposed two storey side extension have also been received to ensure that all of the works are contained within the application site and do not overhang onto the neighbouring property at 80 Irwin Drive.

#### DESCRIPTION OF THE SITE

- 1.6 The application site relates to a detached two-storey dwelling sited on the southern side of Irwin Drive, Horsham. The site is composed of a stock brick facing to all elevations as well as hanging tiles and white render to the front elevation, UPVC fenestration and tiled roof. The area is characterised by dwellings of a similar proportion and style to the proposal site and benefits from considerable grounds to the rear. It is noted that there are other examples within the vicinity of two storey side extensions to neighbouring properties.

## 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 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

#### RELEVANT NEIGHBOURHOOD PLAN

- 2.2 Status - Horsham District Council has approved the designation of Horsham Blueprint as a Neighbourhood Forum as of June 2015.

#### PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/12/1664	Two storey side extension	Application Permitted on 25.01.2013
DC/15/1938	Creation of enlarged garage and erection of single storey rear extension	Application Permitted on 09.12.2015

## 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)

#### PUBLIC CONSULTATIONS

3.2 2 letters of objection have been received from 1 household. The nature of these objections can be summarised as follows –

- Extension should not be built along boundary, extension does not accord with design guidance which requires a 1m gap
- Extension extends beyond the front elevation, 1m gap should be maintained to the boundary and set back should be more significant
- The proposed extensions would give rise to overlooking, overshadowing and overbearing, creating a 'boxing in' effect
- Close proximity to boundary, potential overhanging of eaves of two storey extension.
- Detrimental impact on the streetscene.
- The proposal does not bear relation to what has been allowed when works commenced under DC/15/1938, and for which a Part Wall agreement had been obtained. Works should be finished in accordance with this permission.
- Southern Water have not been consulted over the building over the drain to the public sewer.

#### MEMBER COMMENTS

3.3 Cllr Costin requested that the application be called to committee due to potential impact on neighbouring property at 80 Irwin Drive.

#### **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 are the principle of the development in the location and the effect of the development on:

- The principal of development
- The character of the dwelling and the visual amenities of the street scene
- The amenities of the occupiers of adjoining properties

##### **Principle**

6.2 Policy 3 of the HPDF states that development will be permitted within towns and villages which have defined built-up areas. The application site is within Horsham where the principle of development would be supported by this policy, subject to detailed considerations.

6.3 Planning permission was previously granted in January 2013 for the erection of a two-storey side extension to the dwelling (ref: DC/12/1664). While this permission was not implemented and has since expired it remains of some relevance to the consideration of the current application.

### **Design and Appearance**

- 6.4 The proposed extensions would facilitate the creation of an enlarged garage, utility room and enlarged kitchen at ground floor level and an additional en-suite bedroom at first floor level.
- 6.5 The proposed two storey side extension would be appropriate in scale to the size of the host property and be set down from the ridge height slightly and set back from the principal elevation at first floor level. As such it is considered that the proposal would appear as a subservient addition to the property and is considered acceptable in this regard. The proposal would reflect the form, scale and detailing of the existing building and would appear a coherent and sympathetic addition. Whilst the proposed extension would be positioned in close proximity to the eastern boundary of the site, a suitable distance would be maintained to the neighbouring property at 80 Irwin Drive, thereby retaining the sense of separation between dwellings in the street. Suitable access to the rear would be maintained through the property as well as via a side access on the western side of the property.
- 6.6 The proposed single storey rear extension is considered to be a modest addition to the rear and would be appropriately situated within the large curtilage of the application site. This extension would also appear as a subservient addition and would be in keeping with the host property.
- 6.7 The proposed pitched roof addition to the front of the property is also considered to be a modest addition and would be more in keeping with the design and appearance of the existing dwellinghouse when compared to the existing flat roof design. This addition is considered to be acceptable.
- 6.8 The proposed external materials to be used for the extensions would match those currently present on site, resulting in a coherent appearance to the extended dwellinghouse.

### **Impact on Amenity**

- 6.9 Policy 33 of the Horsham District Planning Framework 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. The two storey side extension would sit in line with the front and rear elevations to no.80 adjacent to the east, and as such would not result in loss of light, privacy or outlook to this property. No 80 has no principal windows to its facing side elevation that would be impacted. Similarly, the single storey rear extension would not have a harmful impact on no.80 given its separation from the boundary. The single storey front addition housing the garage would also not impact on light or outlook. It is also noted that the proposed extensions would also adhere to the 45 degree and 60 degree rules respectively, both from the front and rear perspectives. As such the proposed extensions would not harm neighbouring amenity, in accordance with Policy 33.

### **Other Matters**

- 6.10 It is noted that objections have been raised regarding the closeness of the proposed two storey side extension to the eastern side boundary of the site. The proposed extension would run along the boundary and any issues of access for the construction of the extension and other such associated matters are covered under the Party Wall Act and not planning legislation. It is also noted that amended plans have been received and confirmation has been sought from the applicants detailing that all of the works would be contained within the application site and within the ownership area of the applicant. The application is therefore considered to comply with these technical matters. In respect of the extension sitting over a public sewer, this is a matter controlled separately under the Building Regulations.

### **Conclusion**

- 6.11 Overall, the proposed extensions and alterations are considered appropriately designed and scaled in relation to the main dwellinghouse, are sited appropriately within the curtilage of the site. Although visible from a public vantage point, taking into account the size of the site, it is considered that the proposed extensions would be seen as a subservient additions and

as such, would not have a detrimental effect on the appearance of the dwellinghouse or the wider area. The proposals are also considered to be acceptable on amenity grounds and as such, the application is considered to be in accordance in accordance with Policy 32 and 33 of the Horsham District Planning Framework.

## 7. RECOMMENDATIONS

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

1 **Plans List**

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 to be used in the development hereby permitted shall strictly accord with those indicated on the application form and drawing number 01.

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/18/0751