DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0885
Crickets, Sandhills Road, Barns Green, West Sussex, RH13 0PU

DESCRIPTION:
Demolition of section of existing dwelling and existing garage. Erection of a two storey side and rear extension and a single storey side extension. Alteration to existing front elevation.

RELEVANT PLANNING HISTORY:
None identified.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 41 - Parking

Parish Design Statement:
Itchingfield Parish have produced a neighbourhood plan which have been subject to successful Examination but cannot proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations. The following policy is of significant weight subject to water neutrality being demonstrated: -

Policy 12: Design of housing

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 25: Parking

REPRESENTATIONS AND CONSULTATIONS RESPONSES
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.

Consultations:

WSCC Highways: Advisory

Southern Water: Advisory

Archaeological Advisor: 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:
No objection. Whilst this is a significant extension, there is no obvious intrusion on the privacy of the neighbours, especially if obscured glass is utilized to North side upper-storey windows. The inclusion of an additional drop kerb will facilitate improved parking at the property for two cars. No objections received from neighbours.

Representations:
None received

HUMAN RIGHTS AND EQUALITY:
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.

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.

PLANNING ASSESSMENT:

Character and Appearance

Policies 32 and 33 of the HDPF seek 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.

Policy 12 of the Barns Green and Itchingfield Neighbourhood Plan states that development proposals shall be of high-quality design and layout, respect the character and scale of the surrounding buildings and landscape, incorporate the use of local materials which are appropriate, and positively respond to the local vernacular character of the Parish.

The application site is within the Barns Green built-up area boundary and is situated the east side of Sandhills Road. The host dwelling, Crickets, is a detached two storey 3-bedroom property composed of facing bricks, plain tiled pitched roofing to all sides, and white upvc fenestration. An attached dual pitched roofed garage is located on the south elevation. The dwelling is positioned in the front portion of a rectangular plot with extended garden area to the rear. The front curtilage consists of hardstanding providing off street parking for at least 3 vehicles. Boundary treatment is timber post and rail fencing to the front, and hedgerow and stone walling to the sides and rear. A public footpath PROW1613 runs adjacent to the southern side boundary.

The application entails a series of significant extensions to the rear of the frontage section, representing an increase in floorspace of approximately 59%, along with a front porch and associated alterations. While substantial the proposal would largely retain the existing character and proportions of the frontage / street facing section of the host building. The additional rear projection would be visible in short views due to the layout and separation from neighbouring properties with the design and form considered broadly sympathetic to the host building and not appearing unduly prominent or intrusive in views from neighbouring properties and land. The overall scale of the extension would create a complex series of roof forms, and this would be apparent in views of the rear. The visual impact of this would not though be considered harmful, and it is noted that there is some variation in form and rear building line elsewhere along Sandhills Road.

The proposed site plan scheme also includes a proposed additional vehicular access to the front off-street parking area via a dropped kerb. The associated reconfiguration to the post and rail fencing would not be harmful in comparison to the existing arrangement, which already features extensive hardstanding to the front of the curtilage.

Overall, the proposal would add additional mass and bulk to the main dwelling and represents a sizeable enlargement. The extensions would though be well contained within the side boundaries, and with the spacious rear garden the proposal on the whole would sit comfortably within the plot. The proposal, in its entirety, is considered to be of a sufficiently appropriate design, form and scale which would not be inappropriate 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 the above policies.

Impact on Neighbouring Amenity

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.

The adjoining property to the north features appreciable separation from the shared side boundary with the application site, with the southern neighbour extended to the rear at ground floor level. It is considered that this siting and layout to neighbouring development would mitigate any impact which could otherwise arise from extensions of the scale proposed. While the extended building would be clearly visible it is considered that the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

A condition is recommended to require first floor openings to the north-eastern elevation be obscurely glazed and fixed shut below 1.7m above ground level, as while the existing dwelling features windows to this elevation they are set further from the shared boundary. To the south-west, the siting of rooflights would not lead to intrusive downward views being created into neighbouring properties and land. Overall, the proposal would not create any views which would be unusual or unexpected in a location such as this.

The amenity impacts of the proposal are therefore considered acceptable and in accordance with the above policy. It is noted that no representations were received as part of the application process.

Highways

The site is located on Sandhills Road, a C-classified road subject to a speed restriction of 30 mph. A second vehicle access point is proposed on Sandhills Road fronting the site and WSCC Highways have been consulted. WSCC Highways advise there are no apparent visibility concerns with the proposed access point. A note to applicant is recommended to advise that in addition to obtaining planning permission formal approval from the highway authority to carry out the site access works on the public highway must also be obtained. Further, that the granting of planning permission does not guarantee that a vehicle crossover licence would be granted as the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Archaeology

The site is within an Archaeological Notification Area DWS8996- Barns Green Village Historic Core. However, the council's Archaeological advisor has advised that the proposed extensions are not large or extensive and the site will have suffered disturbance during the construction of the existing dwelling and so it is unlikely that significant archaeological remains will be disturbed, and no archaeological concerns are raised.

Water Neutrality

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.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

Other Considerations

The application entails extensions and alterations to an existing dwellinghouse. There is no evidence to suggest existing drainage arrangements would not adequately serve the resulting dwelling and no further conditions in this regard are considered necessary, with the requirements of the Building Regulations in respect of drainage instead sufficient to address this matter.

An existing garage which is built on the boundary with the adjoining public right of way would be removed as part of the proposals. While once completed this would not impact upon the right of way there may be short-term disruption. A note to applicant is recommended in this regard to ensure consultation with the highway authority where necessary, and that any other necessary consents are obtained.

Conclusion

The proposal is considered to accord with relevant local and national planning policies and is recommended for approval.

Recommendation: Application Permitted

Conditions:

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 **Pre-Occupation Condition:** No part of the development hereby permitted shall occupied until the first-floor windows to the north-eastern elevation have been fitted with obscured glazing. No part of those windows that are 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).

4 **Regulatory Condition**: The materials and finishes of the development hereby permitted shall strictly accord with 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).

NOTE TO APPLICANT

Highways Licence

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage. Further guidance can be found through the following link: -

https://www.westsussex.gov.uk/media/20290/vco_guidance_notes.pdf

Rights of Way

- The granting of planning permission does not authorise obstruction of, interference to or moving of any Public Right of Way (PROW); this can only be done with the prior consent of West Sussex County Council (WSCC), as highway authority, and possibly also a legal Order process by the relevant local planning authority.

- Safe and convenient public access must be available at all times across the full width of the PROW, which may be wider than the available and used route. The path must not to be obstructed by vehicles / plant / scaffolding or the temporary storage of materials during any works. These will constitute an offence of obstruction under the Highways Act 1980.

- Any alteration to or replacement of the existing boundary with the PROW, or the erection of new fence lines, must be done in consultation with the WSCC PROW Team to ensure the legal width of the path is not reduced and there is no unlawful encroachment.

- It is an offence to damage the surface of a PROW without the prior consent of the WSCC PROW Team. The applicant must supply a specification and secure the approval of the WSCC PROW Team before works affecting the PROW begin, even if the surface is to be improved. Where a PROW surface is damaged and there was no prior consent, the applicant will be liable and required to make good the surface to a standard satisfactory to the WSCC PROW Team.

- Where it is necessary to undertake works within the legal width of a PROW, e.g. install utilities, (or for development works immediately adjacent to a PROW that can not reasonably be managed through different Health and Safety practice) the applicant must be advised to apply to WSCC PROW Team for a temporary path closure. The applicant must be advised there is no guarantee an application will be approved; that a minimum of 6 weeks is needed to consider an application.

- Further information can be found through https://www.westsussex.gov.uk/land-waste-and-housing/public-paths-and-the-countryside/public-rights-of-way/.

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/25/0885

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Proposed	2876-04	28.05.2025
Design & Access Statement	Planning	NONE	28.05.2025
Location plan		NONE	28.05.2025
Site plan	Existing	2876-01	28.05.2025
Elevation & Floor plan	Existing	2876-02	28.05.2025
Site plan	Proposed	2876-03	28.05.2025
Supporting Docs	Application Form	NONE	28.05.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 13.08.2025

Authorising Officer sign/initial Guy Everest Date: 20.08.2025