



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1956

Delspride, Kent Street, Cowfold, West Sussex, RH13 8BB

DESCRIPTION:

Conversion of loft into habitable living space. Installation of 2no. roof dormers to the front elevation. Installation of 7no. rooflights to the front and rear elevation. Installation of 1no. window to the side elevation.

RELEVANT PLANNING HISTORY:

There is an extensive planning history for the overall site, of most relevance to the current application are: -

DISC/21/0020	Approval of details reserved by condition 5 to approved application DC/13/2445	Application Permitted on 03.03.2021
DC/24/0560	Prior Notification for Change of Use of 2No. Agricultural Buildings to 5No. dwellinghouses	Prior Approval Required and Permitted on 05.06.2024
DC/24/0629	Construction of access track and yard. Erection of private stables.	Application Refused on 03.01.2025

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

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

Policy 26 - Strategic Policy: Countryside Protection

Policy 28 - Replacement Dwellings and House Extensions in the Countryside

Policy 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Cowfold Neighbourhood Plan:

Policy 9 - Residential Development Principles

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 21: Heritage Assets and Managing Change within the Historic Environment

Policy 24: Sustainable Transport

Policy 25: Parking

Policy 45: Replacement Dwellings and House Extensions in the Countryside

Policy 46: Ancillary Accommodation

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:

None received

Parish Comments:

None received

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:

The application has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties and available images. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that extensions should not be disproportionate to the size of the existing dwelling, and should be in keeping with the scale and character of the existing dwelling. The policy also states that the cumulative impact of existing extensions will be taken into account.

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.

'Delspride' was a former chicken farm that has been divided into separate lots, all within different ownership. The wider site of Delspride Farm, contains three main buildings together with other smaller buildings, most of which were used as chicken sheds up until 2020. Vehicular access is an unclassified single-width access lane that serves a number of properties and landholdings, off the eastern side of Kent Street. The existing dwelling is an L-shape bungalow composed of brick, tile hanging, pitched tiled roofing (plain concrete tiles) and timber window frames.

Planning permission is sought for conversion of the loft into habitable living space, including a hip to gable roof adaptation, together with installation of 2no. roof dormers to the existing front elevation. Also proposed is the installation of 7no. rooflights to the front and rear elevation. Installation of 1no. window

to the side elevation. The loft accommodation would provide a master bedroom with en-suite, and a further bedroom, wc and storage. A new internal staircase would be installed taking up space from an existing ground floor study room and two ground floor bedrooms would remain.

Proposed materials consist of the gable end to be timber framed with external weatherboard cladding to match existing. Pitched dormers with vertical tile hanging to match existing roof. Timber double glazed to match existing.

The proposal overall would be additions considered to be of a design, form and scale which is acceptable 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.

It is considered that the siting and layout of the proposed extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. It is noted that no representations of objection have been received.

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 193 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.

Conclusion

The proposal is considered to comply with relevant local and national planning policies and is therefore 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 **Regulatory Condition:** The materials and finishes of all new external walls, windows and roofs of the development hereby permitted shall strictly accord with those indicated on 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).

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/25/1956

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Existing and proposed Ground floor, first floor, sections AA, BB, CC and front sides and rear elevations	25.113.01 REV C	27.11.2025
Location plan		PP-14522458v1	27.11.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 06.02.2026

Authorising Officer sign/initial RHERMITAGE Date: 10.02.2026