Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0806
Minchenden, Sanctuary Lane, Storrington, West Sussex, RH20 3JD

DESCRIPTION:

Variation of Condition 1 of previously approved application DC/16/2450 (Proposed front, side and rear extensions with side dormer. Proposed side hip to gable extension with new rear dormer) to amend the size and design of the rear extension.

RELEVANT PLANNING HISTORY:

DC/22/0225	Non Material Amendment to previously approved application DC/16/2450 (Proposed front, side and rear extensions with side dormer. Proposed side hip to gable extension with new rear dormer) to allow for amendments to the shape of the orangery to include floor level windows, wider bi-fold doors and an additional glass door.	Application Refused on 29.03.2022
DC/23/1849	Variation of condition 4 of previously approved application DC/16/2450 (Proposed front, side and rear extensions with side dormer. Proposed side hip to gable extension with new rear dormer) Variation sought to allow for the opening of windows to the en-suite	Application Permitted on 11.03.2024

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 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles

Storrington, Sullington & Washington Neighbourhood Plan 2018-2031
Policy 14 - Design

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 19: Development Quality
Policy 20: Development Principles

Storrington Parish Design Statement:

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:

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:

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, available images and photographs obtained during site visit. These details were considered sufficient to allow the application to be properly considered and determined.

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 14 of the Storrington, Sullington & Washington Neighbourhood Plan 2018-2031 aims to maintain that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape.

During the course of this application amendments were negotiated to bring the proposal to an acceptable standard for approval.

The proposed changes would now comprise of the extension depth being decreased from 4950mm to 3600mm, and the width increased from 5225mm to 5870mm. The rooflights would be removed however, the balcony design has been changed back to the original approved design and footprint along with the balustrading. The full height privacy screen facing east would be retained. The doors would become sliding doors rather than french and bifold doors.

The updated proposed amendments to the approved scheme are considered to be modest in nature and would not seek to significantly alter the scale, form or design of the previously approved scheme. The proposed alterations are considered to be appropriate and would not have an adverse impact on either the character of the site or wider surrounding area. The visual impact of the proposal is therefore considered acceptable and in accordance 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 proposed amendments to the balcony would not have a detrimental impact on neighbouring amenity beyond that of the original approval. The amenity impacts are therefore considered acceptable and in accordance with the above policy.

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.

Conclusion

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

Recommendation: Application Permitted

Conditions:

3 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved details associated with the application.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and in accordance with policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The hereby approved windows to the eastern side elevation at first floor level shall be fitted with obscured glazing, as annotated on drawing 15154/P304 P4. The windows to the 'master en-suite', as identified on drawing 15154/P303 P4, shall be obscured glazed with the openable top-hung section fitted with a restrictor so that the maximum extent opening does not exceed 270mm. The windows shall be retained as such thereafter.

Reason: To safeguard the privacy of the occupiers adjoining the side of the site, Aotearoa, in the interest of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: The screening to the eastern elevation of the rear first floor terrace shall be installed in accordance with drawing no. 15154/P304 P4 prior to the terrace being first used. The screening shall be retained in accordance with drawing no. 15154/P304 P4 thereafter.

Reason: To safeguard the privacy of the occupiers adjoining the side of the site, Aotearoa, in the interest of amenity 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/25/0806
(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
Block plan	Existing and Proposed Block Plans	15154 / P300 REV P1	09.07.2025
Floor plan	Proposed Floor Plans	15154 / P303 REV P4	04.07.2025
Elevation plan	Proposed Elevations	15154 / P304 REV P4	04.07.2025
Location plan		NONE	28.10.2016

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 04.07.2025

Authorising Officer sign/initial Tamara Dale Date: 09.07.2025