DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0427
56 Groomsland Drive, Billingshurst, West Sussex, RH14 9HB

DESCRIPTION:
Erection of a single storey rear extension, and installation of new bay window to front elevation.

RELEVANT PLANNING HISTORY:
None relevant to this application.

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

Billingshurst Parish Neighbourhood Plan 2019-2031:
BILL 2: Housing Design and Character

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

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:
No objection.

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 BILL2 of the NP states that development should be guided by the Parish Design Statement and, amongst other criteria, reflect the scale and local vernacular of the surrounding buildings and use materials that are in keeping with existing buildings.

The proposed extension, although sizeable would be clearly subservient to the host building and would be comfortably accommodated within the curtilage of the dwelling. The side projection would not be particularly visible from the public realm, but when seen would be viewed alongside and in conjunction with existing buildings and later additions. The proposed alteration to replace the existing window with a bay window to the front (east) elevation is considered to be a modest and sympathetic change.

Overall, the proposed additions are considered to be appropriately designed and would not harm the character or appearance of the host building or wider surrounding 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.

As part of the application process amended plans have been received which reduce the depth of the rear extension (to the side of the existing outbuilding) to approximately 4m (from the originally proposed 5.54 metres).

It is considered the resulting depth, taking into account the existing boundary treatment, the generous rear gardens, and the presence of similar extensions / structures in the locality which do not appear to create an undesirable arrangement, would not result in any unacceptable harm to neighbouring amenity for occupants of the attached property within the pair. While the extension would be visible from the neighbouring property this would not amount to an unacceptable impact.

The southern neighbour features a series of side projections which would mitigate any impact which would otherwise from the proposal, such that no unacceptable harm would arise.

Overall, 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 were received during the application process.

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:

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 to be used in the development hereby permitted shall strictly accord with those indicated on the application form received 20.03.2025.

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).

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/25/0427

(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
Floor plan	Existing Ground Floor	221-100	20.03.2025
Floor plan	Existing First	221-101	20.03.2025
Roof plan	Existing	221-102	20.03.2025
Elevation plan	Existing Front and Rear	222-100	20.03.2025
Elevation plan	Existing Side	222-101	20.03.2025
Elevation plan	Existing Side	222-102	20.03.2025
Site plan	Proposed	411-100	26.06.2025
Floor plan	Proposed Ground Floor	412-100 REV 01	26.06.2025
Floor plan	Proposed First	412-101	26.06.2025
Roof plan	Proposed Roof	412-102	26.06.2025
Elevation plan	Proposed Front and Rear	413-100	26.06.2025
Elevation plan	Proposed Side	413-101	26.06.2025
Elevation plan	Proposed Side	413-102	26.06.2025
Location plan		210-100	20.03.2025
Site plan	Existing	210-200	20.03.2025
Supporting Docs	Application Form	NONE	20.03.2025

DELEGATED

Case Officer sign/initial Marie Riggs Date: 07.07.2025

Authorising Officer sign/initial Guy Everest Date: 14.07.2025