



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0623

28 Sycamore Rise, Barns Green, West Sussex, RH13 0AU

DESCRIPTION:

Erection of a first floor rear extension.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Itchingfield Neighbourhood Plan:

Policy 12 – Design of Housing

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:

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 supplied by the agent. 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 12 of the Itchingfield Neighbourhood Plan states that as appropriate to their scale, nature and location, development proposals will be supported where they are of a high quality design and layout, respect the character and scale of the surrounding buildings and landscape, and positively respond to the local vernacular character of the parish.

The application seeks planning permission for the erection of a first floor rear extension. The application has been amended due to officer concerns raised regarding the design of the proposed first floor rear extension, mainly relating to the roof form which initially proposed a flat roof. The revised plan illustrates an extension similar in scale, though incorporating an offset hipped roof, with a valley between the main roof of the dwelling and the extension. This form has been adopted to ensure sufficient separation between the proposed extension and the existing solar panels present on the rear roof slope.

The proposed design does appear somewhat unusual, especially the valley between the two roof forms. However, the incorporation of a pitched roof to the extension does attempt (to some extent) to provide some consistency with the roof of the main dwelling, albeit irregularly. Nonetheless, the resultant form and appearance is not so harmful to warrant refusal in this instance.

Given the alignment of neighbouring properties, the proposal would not appear unduly prominent or incongruous in views from neighbouring properties or from the street scene and would be broadly reflective of the wider area. The proposed works would not be particularly visible from a public vantage point but when seen would not have any adverse effect on the character or appearance of the locality. The visual impact of the proposal is therefore considered acceptable on balance.

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.

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 to be used in the development hereby permitted shall strictly accord with those indicated on the approved proposed elevations plan drawing numbered DE1394/05 REV P1 received 16.04.2026.

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/26/0623

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Elevation plan	EXISTING SIDE, REAR AND	DE1394/03 REV P1	16.04.2026

	FRONT		
Plans	EXISTING FIRST, GROUND AND ROOF	DE1394/02 REV P1	16.04.2026
Photos	PHOTOS REAR, SIDE AND FRONT OF PROPERTY	DE1394/06 REV P1	16.04.2026
Elevation plan	PROPOSED SIDE, REAR AND FRONT	DE1394/05 REV P2	18.06.2026
Plans	PROPOSED ROOF, FIRST AND GROUND FLOOR	DE1328/04 REV P2	18.06.2026
Location & Block plan		DE1394/01 REV P1	16.04.2026

DELEGATED

Case Officer sign/initial Marie Riggs Date: 18.06.2026

Authorising Officer sign/initial RHERMITAGE Date: 23.06.2026