Statement of Case

4 The Green
Old Guildford Road
Broadbridge Heath
West Sussex
RH12 3JY

On Behalf of

Mrs R Charnock

Prepared by
Charlotte Catton-Giltinane AssocRTPI
[redacted]

January 2026

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1 INTRODUCTION

1.1 This Statement of Case relates to a planning appeal pursuant to the decision by Horsham District Council (HDC) to refuse retrospective planning permission for planning application reference DC/25/1862.

1.2 The application which is the subject of this appeal relates to the following development:

Erection of a Rear Dormer Extension.

1.3 Planning permission was refused on 7th January 2026.

1.4 The appeal is made on behalf of Mrs R Charnock (appellant).

1.5 This Statement of Case sets out the background to the application and the grounds on which the appeal is made.

2 BACKGROUND

2.1 The Appeal Site and Surrounding Area

2.1.1 The appeal site comprises a residential dwelling known as No.4 The Green, located on the southern side of Old Guildford Road within the settlement of Broadbridge Heath. The site lies within a residential area which is characterised by a mix of detached, semi detached and terraced dwelling of varying ages and architectural styles.

2.1.2 No.4 The Green (appeal site) is set back from Old Guildford Road within frontage onto a small area of informal open space known locally as The Green. The property benefits from an established residential setting with neighbouring dwellings positioned to the east and west, and further residential development along Old Guildford Road and adjoining roads. The immediate street scene reflects incremental development over time and consists of a variety of build forms, plot sizes and boundary treatments contributing a mixed but coherent character.

2.1.3 The appeal site is not subject to any statutory landscape, heritage or environmental designations and lies within a defined settlement boundary.

2.2 History of the Appeal Site

2.2.1 The appellant purchased the appeal site at No. 4 The Green jointly with her partner as a family home for themselves and their four children. As the family's needs have evolved, the size of the dwelling and its existing bedroom provision have become insufficient, prompting the need for improvements and alterations to better accommodate the household.

2.2.2 Planning permission was granted by Horsham District Council on 27 July for two-storey front and side extensions, together with alterations to the roof to provide additional accommodation.

2.2.3 The approved development was commenced and, in connection with the roof alterations, a dormer was installed, which is the subject of this appeal. The roof alterations as approved would not have resulted in a space capable of functioning satisfactorily as a bedroom, and the dormer was introduced to address this limitation.

2.2.4 Due to cost and programming considerations, the appellants carried out these works alongside the implementation of the permitted scheme. It was understood at the time that the dormer could be undertaken under permitted development rights; however, the Council was not notified.

2.2.5 Following notification by a third party that works differed from the approved roof alterations under application DC/25/0947, the Council opened an enforcement investigation. The appellant was subsequently advised to submit a retrospective planning application for the dormer, which was submitted under reference DC/25/1862 and is the subject of this appeal.

2.2.6 The approved roof elevation drawings under application DC/25/0947 are included at Appendix C, with the revised dormer elevation drawings subject to this appeal provided at Appendix D

2.3 **Planning Background**

2.3.1 The site has been the subject of one relevant planning application relating to the main residential property:

Reference	Description	Decision
DC/25/1862	Erection of a Rear Dormer (subject to this appeal)	Refused 7th January 2026
DC/25/0947	Erection of a two-storey front and side extensions, with extension of roof to create additional accommodation.	Approved 1st August 2025

2.3.2 On 29th October 2025 Horsham District Council opened an enforcement investigation relating to works not in accordance with approved plans DC/25/0947 with regards to the rear elevation and materials.

2.3.3 The case was later closed on the 25th November 2025 due to a planning application being submitted to regularise the rear dormer via application DC/25/1862.

2.4 Planning Policy

2.4.1 The Development Plan for the appeal site comprises the Horsham District Planning Framework (2015), together with any saved policies. There is no adopted Neighbourhood Development Plan covering Broadbridge Heath. Material considerations include the National Planning Policy Framework (NPPF).

2.4.2 Details of all relevant planning policies are provided below:

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015)

Policy 32 – The Quality of New Development

Policy 33 – Development Principles

2.4.3 The Local Plan policies require development to respond positively to local character but do not require replication of existing forms or materials

3 PROPOSED DEVELOPMENT

3.1 The proposal involves the construction of a rear dormer extension to create additional accommodation within the roof space. The dormer spans a substantial portion of the rear roof slope and is finished with vertical weatherboarding.

3.2 Figure 3.1 illustrates the proposed elevations approved under planning reference DC/25/0947, while Figure 3.2 shows the elevations associated with the refused application under reference DC/25/1862 and which is the subject of this appeal.

Figure 3.1 – Planning Permission DC/25/0947

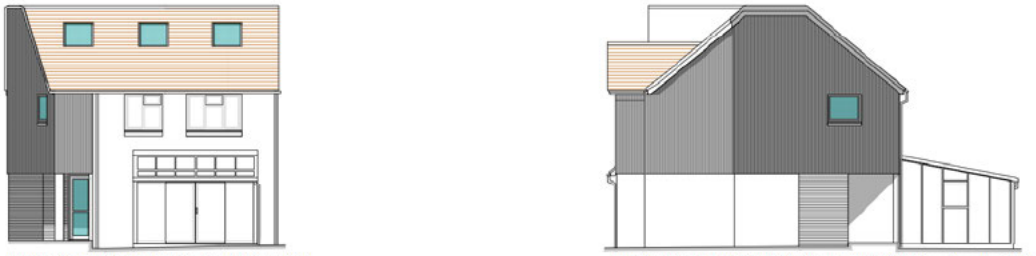
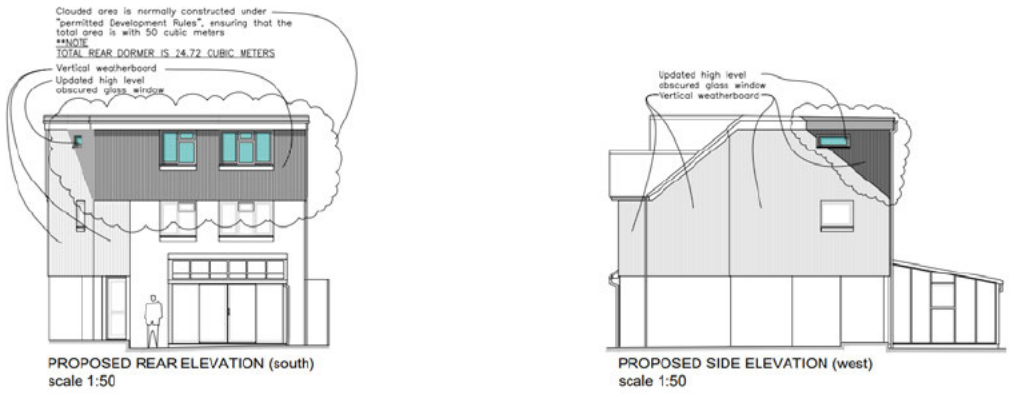


Figure 3.2 – Planning Permission (Appeal) DC/25/1862



3.3 The development has been completed and was the subject of a retrospective application.

3.4 The planning application was submitted to Horsham District Council and was validated on the 13th November 2025 and assigned planning reference DC/25/1862.

3.5 During the application's determination period 4 local residents commented on the application, 3 to object and 1 being neutral. With the Parish Council commenting that the building works appear to have been completed to a high standard but is not in a style that is sympathetic to, or blends with the surrounding properties, in particular the rear elevation and revised roof line.

3.6 The appellant provided comments in support of the application to address concerns raised by neighbouring residents, whose properties are located at a distance of approximately 30 metres or more from the appeal site. It was explained that, due to financial constraints, it was not feasible to construct the single-storey rear extensions approved under application DC/25/0947, and that the roof space as previously approved would not have provided accommodation capable of functioning satisfactorily as a bedroom.

3.7 At the time, the appellants were occupying the existing conservatory as a bedroom; however, this space is not suitable for year-round habitation. The approved loft arrangement would have resulted in a room with restricted head height due to the sloping roof, and the cost of demolishing and reconstructing part of the roof to create a usable space would not have been viable or proportionate.

3.8 In order to provide a functional bedroom within the roof space, the appellants therefore proceeded with the construction of a rear dormer extension, on the basis that it would fall within permitted development tolerances. Measures have also been implemented to address privacy considerations, including the installation of blackout blinds, with the intention to replace these with window shutters.

3.9 The planning application was refused by Horsham District Council on 22nd 7th January 2026 for the following reason:

1 The scale, design, form and resulting massing of the dormer results in a poor quality development that is disproportionate to the host dwelling, and results in a top-heavy appearance and cluttered roofscape that increases the perceived dominance and verticality of the built form. The development therefore fails to relate sympathetically to the character and visual amenity of the host dwelling and surroundings, contrary to Policies 32, and 33 of the Horsham District Planning Framework (2015).

4 GROUNDS OF APPEAL

4.1 **Reason for Refusal**

4.1.1 In relation to the reason for refusal we disagree with the Local Planning Authority's conclusion that the proposal is a poor quality development that is disproportionate to the host dwelling as is contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015) for the following reasons:

4.1.2 The appeal proposal has been carefully designed to respect both the host dwelling and the wider street scene, in accordance with Policies 32 and 33 of the Horsham District Planning Framework and the design objectives of the NPPF.

a) Preservation and Enhancement of the Street Scene

Crucially, the proposal subject to this appeal does not alter the principal elevation of the dwelling and does not introduce any built form that would be visually apparent within the public street scene of The Green or Old Guildford Road. The existing rhythm, roofline, and architectural coherence of the street-facing elevations are therefore fully preserved.

4.1.3 The Inspector is respectfully invited to note that the character of the street is defined by:

- Modest two-storey dwellings,
- Traditional pitched roofs,
- A consistent building line and spacing.

4.1.4 None of these defining characteristics are affected by the appeal development. As such, the proposal safeguards the established street scene rather than detracting from it.

b) Design Quality and Roofscape Coherence

4.1.2 Although the dormer is located to the rear, its design responds to the overall proportions of the host building. The dormer is aligned with the existing ridge height and contained entirely within the established roof envelope, ensuring the primary roof form remains legible and coherent when viewed from public vantage points.

4.1.3 The absence of visual clutter to the front elevation ensures the roofscape as experienced from the street remains simple, balanced, and uninterrupted.

c) Use of Materials as a Positive Design Feature

4.1.4 The use of vertical weatherboarding is a deliberate and considered design choice that reflects a contemporary but restrained architectural language. This material:

- Provides visual relief and articulation to the rear elevation;
- Clearly differentiates the extension from the original structure, consistent with good conservation and design principles;
- Softens the visual appearance of the dormer when viewed against the sky and surrounding vegetation.

4.1.5 Importantly, the material choice does not compete with or undermine the prevailing red brick and tiled roofs that define the street scene, precisely because it is confined to non-prominent elevations.

d) Contribution to the Overall Appearance of the Dwelling

4.1.6 The development enhances the appearance of the dwelling by introducing a cohesive and intentional architectural composition, replacing what was previously an underutilised roof space with a purposeful and well-integrated form.

4.1.7 The extension reads as a high-quality contemporary addition rather than an ad hoc alteration, reinforcing the visual integrity of the building when viewed as a whole.

e) Residential Amenity

4.1.8 With regards to residential amenity the council expressly confirms within their Officers Report that overlooking impacts are not unacceptable, mutual overlooking is typical and expected, no refusal reason could be sustained on amenity grounds.

4.1.9 This is therefore a critical consideration and confirms that the development causes no material harm to neighbouring occupiers and complies with Policy 33.

f) Planning Balance

4.1.10 When assessed objectively the proposal:

- enhances and preserves the character and appearance of the street scene
- enhances the functionality and appearance of the host dwellings
- Introduces no visual harm in public view points
- Complies with the aims of Policies 32, 33 and the NPPF.

4.1.11 Any perceived design harm identified by the Council is limited to private views and is subjective in nature and therefore does not justify refusal.

g) Permitted Development Fallback

4.1.12 Previously appeal decisions have consistently given substantial weight to fallback positions where:

- A material similar form of development could be implemented without permission;
- The visual differences would be limited

4.1.13 The Council accepts that the dormer complies with permitted development volume limits. A fallback scheme with alternative design would result in a similar scale, massing and visual presence meaning the perceived harm would remail largely unchanged.

5 SUMMARY

5.1 This appeal relates to a retrospective application for the erection of a rear dormer extension.

5.2 The appeal site is situated within the residential dwelling known as 4 The Green, Old Guildford Road, Broadbridge Heath.

5.3 Planning Application which is subject to the appeal was refused on design grounds only, concluding that the dormer was disproportionate to the host dwelling and harmful to the character and appearance of the area, contrary to Policies 32 and 33 of the HDPF.

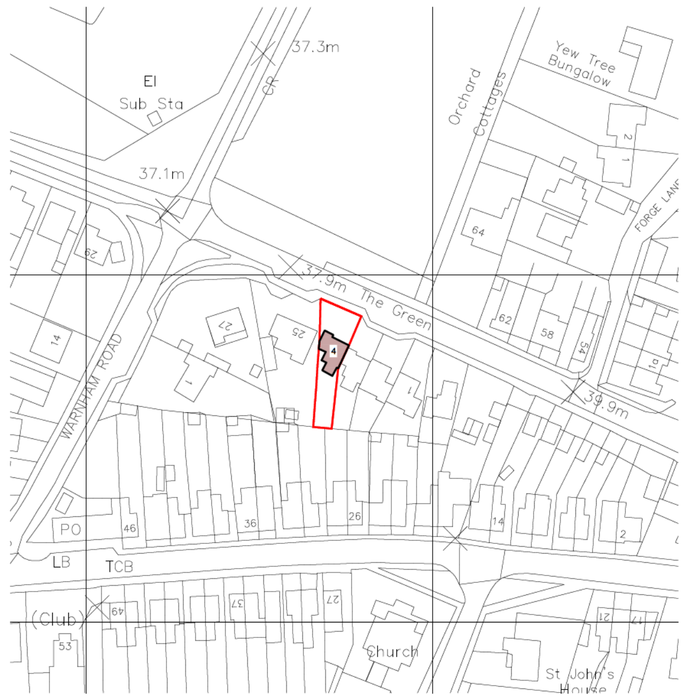
5.4 The appellant respectfully disagrees with this conclusion. The appeal proposal is confined entirely to the rear roof slope, does not affect the principal elevation, and is not visible within the public street scene. As such, it preserves the established character and appearance of The Green and Old Guildford Road. The dormer is well related to the host dwelling, contained within the roof envelope, and finished in materials that provide a clear yet complementary distinction from the original building.

5.5 The Council has confirmed that the proposal does not give rise to unacceptable impacts on residential amenity. Furthermore, the dormer complies with permitted development volume limits, establishing a credible fallback position whereby a similar form of development could be implemented with limited visual difference.

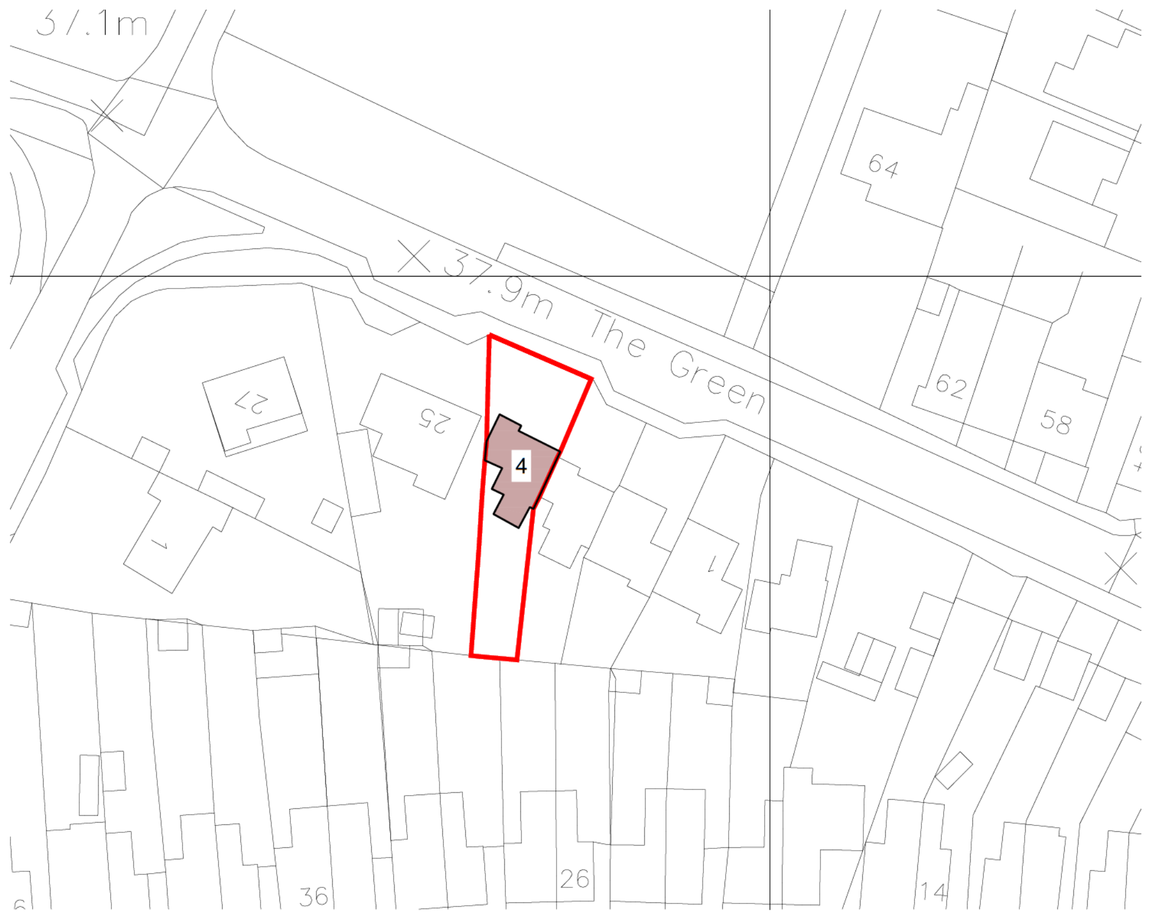
5.6 When assessed against the Development Plan and the National Planning Policy Framework, the proposal represents a proportionate, well-designed addition that causes no material harm to character or amenity. Any perceived design concerns are limited to private views and are inherently subjective.

5.7 On the basis of the evidence and supporting precedent, it is respectfully requested that the Inspector allows the appeal.

Appendix A – Location Plan

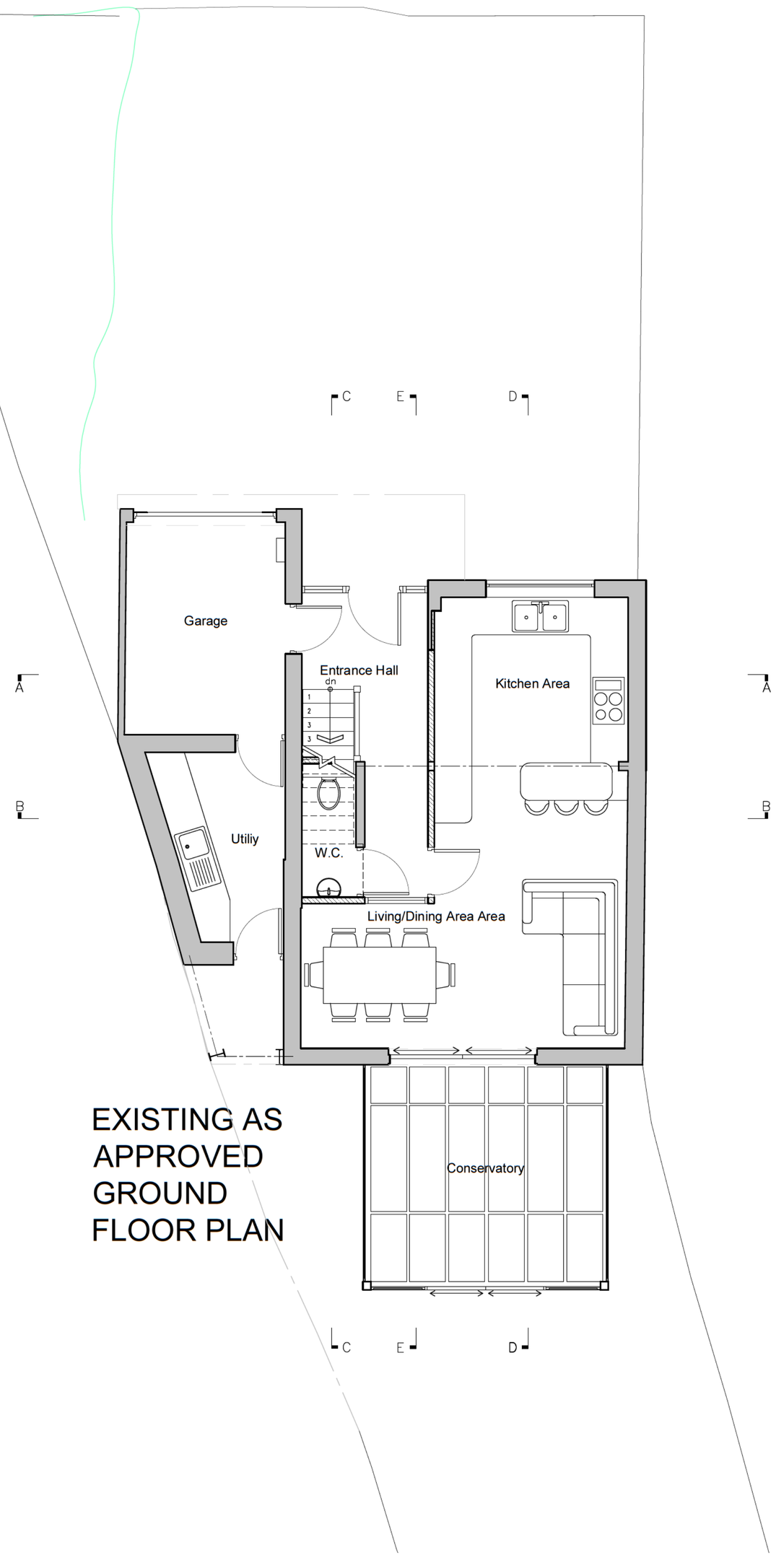


Site Plan
1:1250



Block Plan
1:500

N



EXISTING AS APPROVED GROUND FLOOR PLAN

Note:
All levels and dimensions are to be checked on site.
This drawing is to be read in conjunction with all relevant consultants' requirements, drawings and specifications.
Any discrepancies between consultants' drawings to be reported to the Contract Administrator before any relevant work commences.

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1:1250
1:500
1:100
1:50
1:20

SURVEY- EXISTING AS APPROVED DC/25/0947 & NEW LOFT DORMER APLICATION IN RESPONCE TO ENFORCEMENT NOTICE EN/25/0387

Rebecca & Sean Charnock
4 The Green, Broadbridge Heath, Horsham, W. Sussex
RH12 3JY

Proposed Rear Loft Dormer Extension
Site/Block Location Plans & Existing Approved Ground Floor Plan

Scale	Job	Dwg	Rev
1:50, 1:500 & 1:1250	4162/DORM	AD01	.

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info@eldarchitects.co.uk
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Appendix B – Decision Notice

Horsham District Council

Mr P Bassett
Eye For Detail Architects
Oakwood House
North Heath Lane
Horsham
RH12 5PJ

Application Number: DC/25/1862

TOWN & COUNTRY PLANNING ACT, 1990 (as amended)
TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Mrs Rebecca Charnock

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby REFUSE to permit the works specified hereunder, that is to say:

Erection of a rear dormer extension.

4 The Green Old Guildford Road Broadbridge Heath West Sussex

as shown on Plan and Application Number DC/25/1862 submitted to the Council on 13/11/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The scale, design, form and resulting massing of the dormer results in a poor quality development that is disproportionate to the host dwelling, and results in a top-heavy appearance and cluttered roofscape that increases the perceived dominance and verticality of the built form. The development therefore fails to relate sympathetically to the character and visual amenity of the host dwelling and surroundings, contrary to Policies 32, and 33 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Proposed Elevations	AD06 Rev A	24.11.2025
Roof plan	Proposed Second/Loft Dormer Floor & Roof Plan & Dormer Cubic Meter Study	AD05 Rev A	24.11.2025
Location & Block plan	Site/Block Location Plans & Existing Approved Ground Floor Plan	AD01	13.11.2025
Floor plan	Proposed Ground & Second Floor Plan	AD04	13.11.2025
Elevation plan	Existing Elevations	AD03	13.11.2025
Floor plan	Existing As Approved First/Loft Floor & Roof Plan	AD02	13.11.2025

Note To Applicant:
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.



Emma Parkes
Head of Development and Building Control

Date: 07/01/2026

ADDITIONAL INFORMATION

Right of Appeals
If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application. Other types of application have different timescales. In particular, if an enforcement notice is/has been served for the same (or very similar) land and development, appeals should usually be lodged within 28 days. Only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

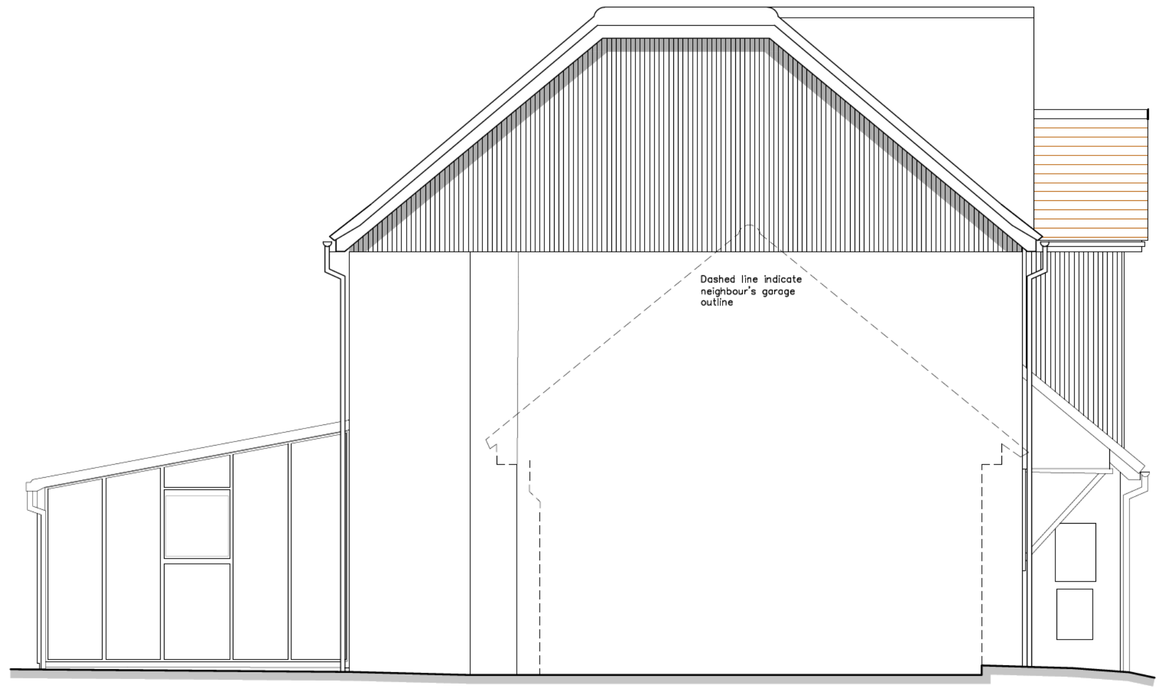
The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.

Appendix C – Approved Elevation Plans for DC/25/0947



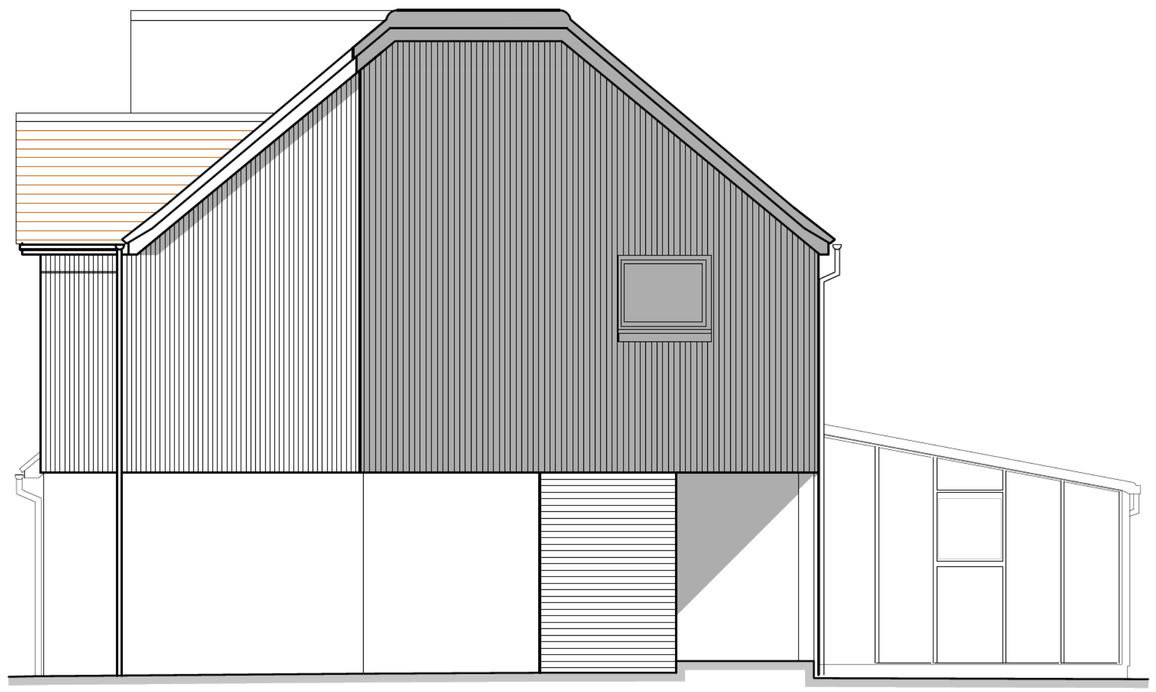
EXISTING APPROVED FRONT ELEVATION (north)



EXISTING APPROVED SIDE ELEVATION (east)



EXISTING APPROVED REAR ELEVATION (south)



EXISTING APPROVED SIDE ELEVATION (west) scale 1:50

Note:
All levels and dimensions are to be checked on site.
This drawing is to be read in conjunction with all relevant consultants' requirements, drawings and specifications.
Any discrepancies between consultants' drawings to be reported to the Contract Administrator before any relevant work commences.

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0 10m 50m 100m 1:1250
0 10m 20m 30m 40m 50m 1:500
0 1m 2m 3m 4m 5m 10m 1:100
0 1m 2m 3m 4m 1:50
0 0.5 1m 1.5 2m 1:20

SURVEY- EXISTING AS APPROVED DC/25/0947 & NEW LOFT DORMER APLICATION IN RESPONCE TO ENFORCEMENT NOTICE EN/25/0387

Rebecca & Sean Charnock
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Proposed Rear Loft Dormer Extension

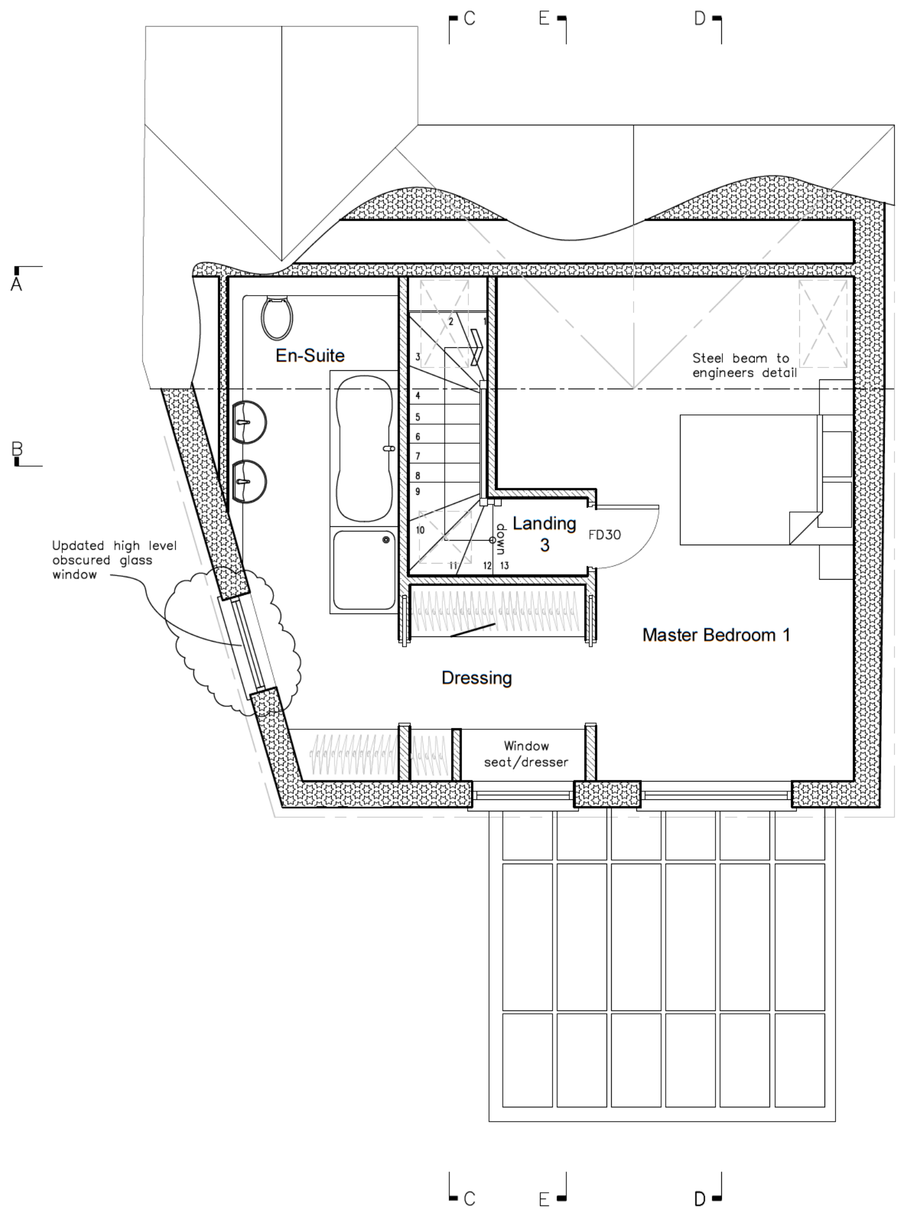
Existing Elevations

Scale	Job	Dwg	Rev
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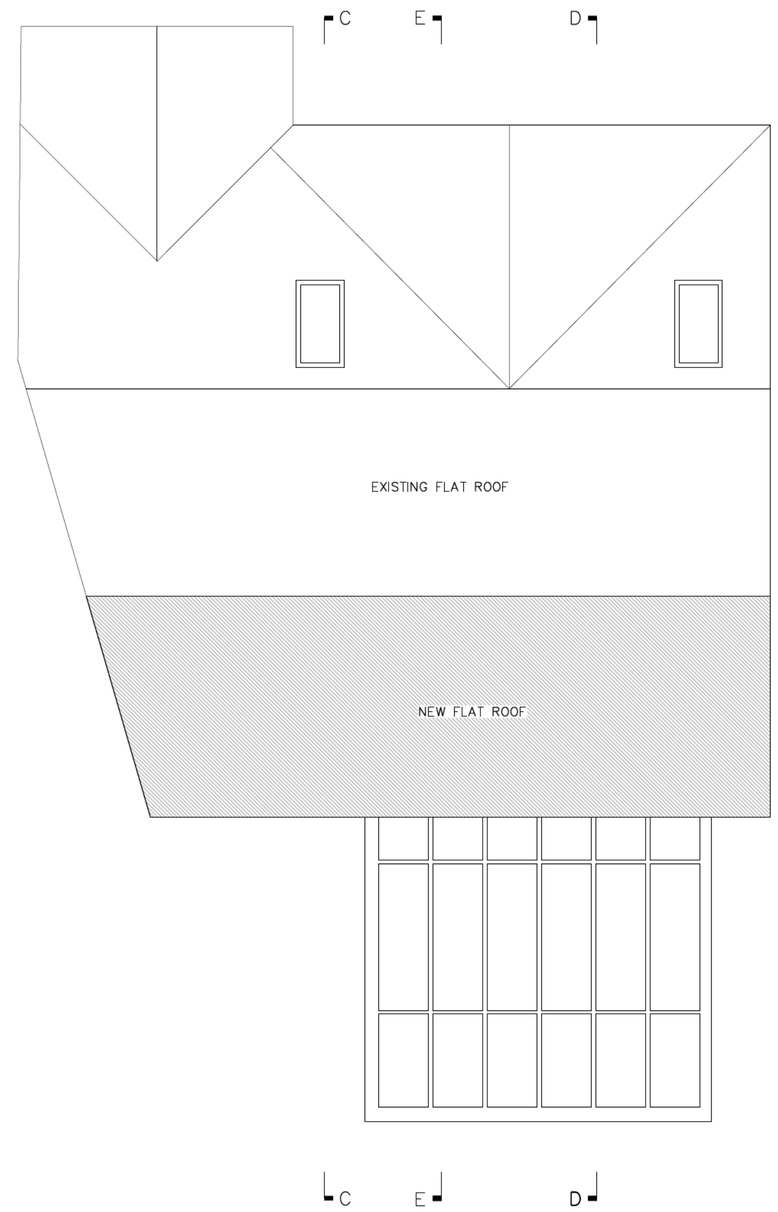
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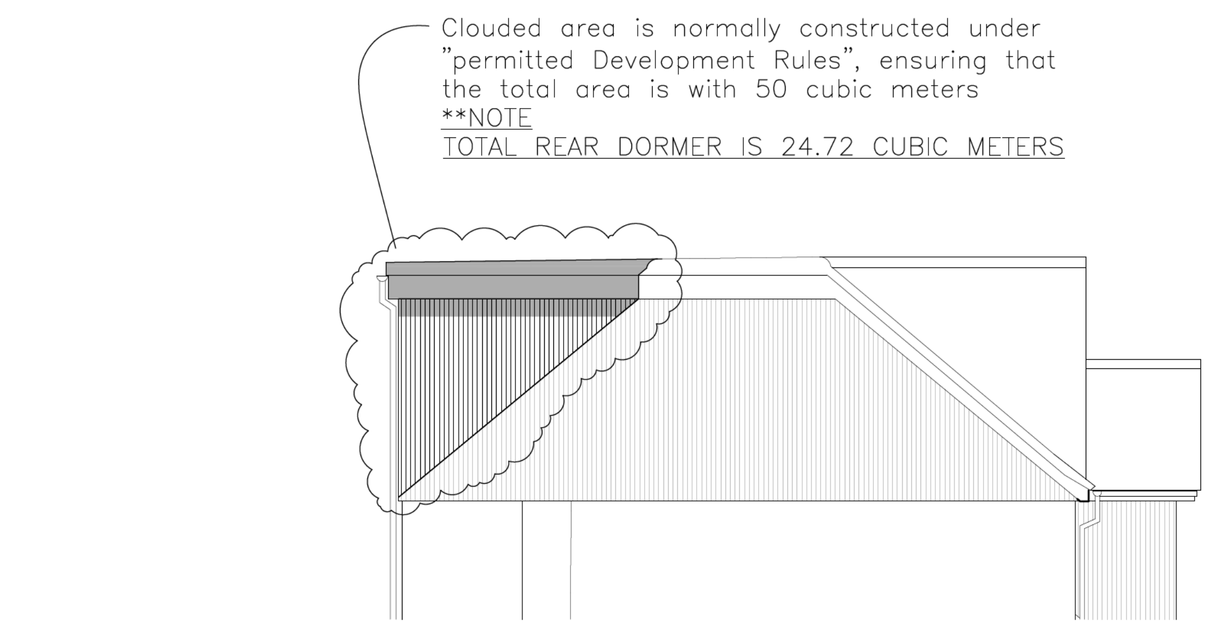
Appendix D – Refused Elevation Plans for DC/25/1862



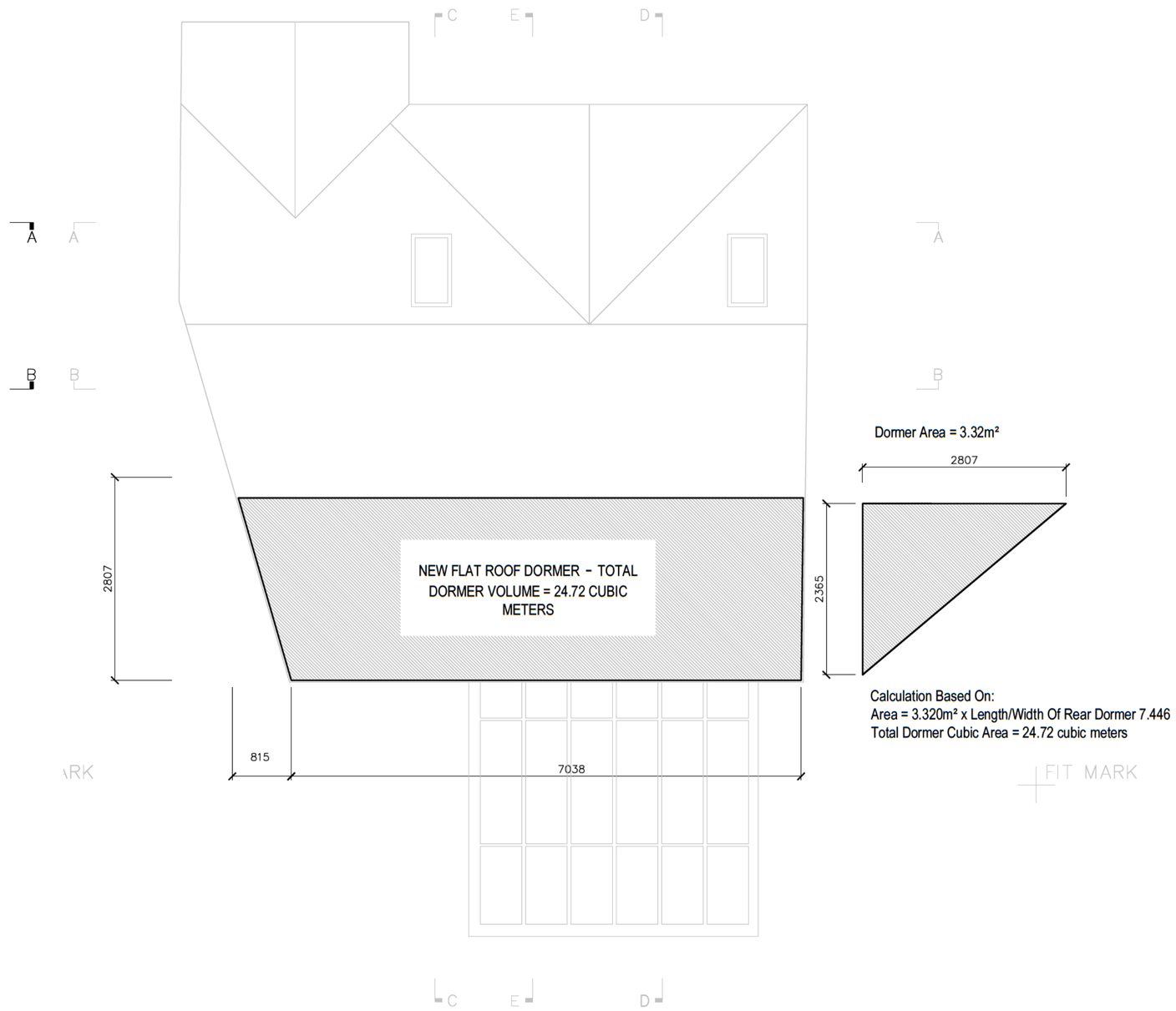
PROPOSED SECOND/LOFT DORMER FLOOR PLAN



PROPOSED ROOF PLAN



PROPOSED PART SIDE ELEVATION DORMER AREA STUDY (east) scale 1:50



PROPOSED LOFT/DORMER CUBIC METER CALCULATIONS STUDY

Note:
All levels and dimensions are to be checked on site.
This drawing is to be read in conjunction with all relevant consultants' requirements, drawings and specifications.
Any discrepancies between consultants' drawings to be reported to the Contract Administrator before any relevant work commences.

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PLANNING - EXISTING AS APPROVED DC/25/0947 & NEW LOFT DORMER APLICATION IN RESPONCE TO ENFORCEMENT NOTICE EN/25/0387 & UPDATED DRAWING DC/25/1862

Rebecca & Sean Charnock
4 The Green, Broadbridge Heath, Horsham, W. Sussex
RH12 3JY

Proposed Rear Loft Dormer Extension
Proposed Second/Loft Dormer Floor & Roof Plan
& Dormer Cubic Meter Study

Scale	Job	Dwg	Rev
1:50	4162/DORM	AD05	A

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Appendix E – Officers Report for DC/25/1862

Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

OFFICER CHECKLIST	
WEEK ONE (Date Valid)	**13th November 2025**
Check Neighbours	x
Check Consultations (including newts) / Press List	x
Check Description, Plans and Supporting Documents	x
Print and Display Site Notice (if required)	☐
WEEK TWO (+7)	**20th November 2025**
Visit Site or request site visit photos (in accordance with Site Visit Guidance Note)	x
Draft HRA / AA if necessary. If the water statement is insufficient discuss with TL / PPO whether to discuss / accept amendments to the strategy.	☐
Instruct Legal if s106 required (with prior TL / PPO agreement)	☐
WEEK THREE (+14)	**27th November 2025**
If amendments are likely to be needed discuss with TL / PPO (N.B. Only minor amendments will be accepted in accordance with the Amendment Guidance). When requesting amendments give clear deadline (i.e. start of week 5).	☐
WEEK FOUR (+21)	**4th December 2025**
If no amendments required, contact agent / applicant with update on progress.	**x**
Confirm whether delegated or committee decision (re: parish and neighbour representations)	**x**
WEEK FIVE (+28)	**11th December 2025**
14-day re-consultation letters to be sent on any amended plans	☐
Prepare draft report	☐
WEEK SIX (+35)	**18th December 2025**
Check 35-day Cllr call-in for Committee	**x**
If decision based on original plans, report to be drafted and submitted for sign off	**x**
WEEK SEVEN (+42)	**25th December 2025**
If decision based on amended plans, report to be drafted and submitted for sign off	☐
Reason for EOT	☐

APPLICATION NO./ADDRESS:

DC/25/1862
4 The Green , Old Guildford Road, Broadbridge Heath, West Sussex, RH12 3JY

DESCRIPTION:

Erection of a rear dormer extension.

RELEVANT PLANNING HISTORY:

DC/25/0947 Erection of two-storey front and side extensions, with extension of roof to create additional accommodation. Application Permitted on 01.08.2025

DESCRIPTION OF THE SITE

The application site comprises a link-detached two storey dwelling located on the southern side of The Green, Old Guildford Road, within the built up area of Horsham, and within a residential setting where the houses numbered 1 to 4 The Green, are of similar character and age and considered to contribute positively to the character of the area.

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

Neighbourhood Plan:
Broadbridge Heath has not been designated as a Neighbourhood Plan area.

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

Parish Comments:

Broadbridge Heath Parish Council: neither objecting nor supporting the application, however made the following comments:-

- The current building appears to have been completed to a high standard but is not in a style that is sympathetic to, or blends with the surrounding properties, in particular the rear elevation and revised roof line.
- The roof has been remodelled and the house is now in effect three storeys. There is a flat roof to the rear, with normal sized casement windows which appear as though they may overlook properties to the rear (south).
- The Parish Council notes the current letter of objection and is concerned with the potential effect on neighbouring properties and maintaining the character of the building and surrounding area.

Representations:

4 letters of Objection have been received from 3 addresses, objecting to the application on the following grounds:

- The dormer extension is not in keeping with the character of surrounding properties and appears intrusive when viewed from neighbouring gardens and windows.
- The combination of brickwork and dark cladding creates a stark contrast with the traditional red brick and pitched roof aesthetic of the area, giving the appearance of two mismatched structures or an industrial/static unit.
- The large flat roof removes any remnants of the original pitched roof style, which is inconsistent with the village character.
- The scale and massing of the dormer extension are excessive compared to typical dormer additions in the locality, resulting in a dominant and disproportionate form.

- The installation of vertical windows (instead of Velux rooflights as originally approved) significantly increases overlooking into neighbouring gardens and rear-facing rooms.
- Reflections from the cladding and windows cause glare into neighbouring properties at certain times of day.
- The extension reduces outlook and blocks views of trees and open space from neighbouring upper-floor rooms.
- The use of dark grey cladding and white guttering contrasts sharply with the prevailing materials (red brick, cream render, black guttering, and tiled roofs), making the extension visually obtrusive.
- The extension appears to have been constructed prior to formal approval, and the built form does not match the originally approved plans (which included Velux rooflights rather than vertical windows).

Member Comments:

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 a site visit and 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.

Design 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.

The application relates to a rear dormer extension that would extend across the breadth of the roof slope, where the development has been clad in vertical weatherboarding. As part of the development, the side of the dwelling, to first floor level, has also been clad in vertical weatherboarding. The development has been carried out and completed, and the application is therefore retrospective.

The rear box dormer occupies the majority of the rear roof slope and, due to its size, flat-roofed form, extensive cladding, and window arrangement, introduces significant bulk and massing that appears overly dominant and unsympathetic to the host dwelling. The proportions and flat-roofed design create the impression of a full third storey rather than a typical loft conversion, disrupting the balance and symmetry of the original building and creating a top-heavy appearance that contrasts sharply with the prevailing pitched roof profiles that define the character of the surrounding area.

While it is acknowledged that there are examples of rear dormers on neighbouring properties, these are considerably smaller and sit as subservient additions within the roof slope. In contrast, the dormer at 4 The Green would be substantially larger and more visually intrusive, utilising a flat roof box design that would over-dominate and off-balance the host dwelling. This would be further exaggerated by the vertical weatherboarding which not only contrasts the established materials of the dwelling but further emphasises the resulting verticality.

Whilst it is recognised that the dormer would be of a cubic volume that would accord with the permitted development volume measurements, the development has not utilised similar materials and has not been designed to be set back from the eaves. The development does not therefore represent permitted development, where this is not considered to represent a viable fallback.

For these reasons, the dormer extension is considered to be of a scale, design, and form that would result in a poor quality design which would over-dominate and be disproportionate to the host dwelling. The development results in a top-heavy appearance that off-balances the host dwelling, with the materials considered to contrast the recognised material palette and further exaggerate the scale and massing of the development. The development would therefore be contrary to Policies 32 and 33 of the HDPF.

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 recognised that objections have been received with respect to overlooking and loss of privacy caused by the development. Whilst recognised that the development increases the verticality of the building and subsequently the perception of overlooking, the actual impact would be similar to other dormer development within the locality, where a degree of mutual overlooking is anticipated and accepted. It is not therefore considered that a refusal reason for amenity impact would be justified.

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

It is considered that the completed works has failed to respect or complement the existing building and the wider street scene and results in harm to the character and appearance of the host property and wider locality. The development is therefore considered to be contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015).

Recommendation: Application Refused

Reason(s) for Refusal:

1. The scale, design, form and resulting massing of the dormer results in a poor quality development that is disproportionate to the host dwelling, and results in a top-heavy appearance and cluttered roofscape that increases the perceived dominance and verticality of the built form. The development therefore fails to relate sympathetically to the character and visual amenity of the host dwelling and surroundings, contrary to Policies 32, and 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/25/1862
Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Proposed Elevations	AD06 Rev A	24.11.2025
Roof plan	Proposed Second/Loft Dormer Floor & Roof Plan & Dormer Cubic Meter Study	AD05 Rev A	24.11.2025
Location & Block plan	Site/Block Location Plans & Existing Approved Ground Floor Plan	AD01	13.11.2025
Floor plan	Proposed Ground & Second Floor Plan	AD04	13.11.2025
Elevation plan	Existing Elevations	AD03	13.11.2025
Floor plan	Existing As Approved First/Loft Floor & Roof Plan	AD02	13.11.2025

DELEGATED

Case Officer sign/initial Marie Riggs Date: 02.01.2026

Authorising Officer sign/initial ..... Date: .....