



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1148

20 Nelson Road, Horsham, West Sussex, RH12 2JE

DESCRIPTION:

Erection of single storey rear extension. Erection of rear dormer and installation of 2no front rooflights.

RELEVANT PLANNING HISTORY:

None.

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

Policy 41 - Parking

Horsham Blueprint Business Neighbourhood Forum

Policy HB3: Character of Development

Policy HB4: Design of Development

Horsham District Local Plan (2023-40) (Regulation 19):

Policy 19: Development Quality

Policy 20: Development Principles

Policy 25: Parking

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.

Southern Water: Comment

Parish Comments:

Horsham Town Council Planning Committee considered the application and resolved to support the application.

Representations:

2x representations have been received, neither objecting nor supporting the application:

- A representation has been received raising concerns regarding construction-related impacts, including contractor parking, obstruction of private parking areas, access arrangements and previous disturbance associated with building works. Concerns are also raised regarding construction activity occurring early in the morning and at weekends.
- The representation requests that the applicant obtains any necessary Party Wall agreement and appoints a suitably qualified surveyor before commencing works affecting the party wall.

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 HB3 of the Horsham Blueprint Business Neighbourhood Plan states that development is expected to preserve and enhance the Character Area in which it is located. The design of new development should take account of local context and reflect the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area.

Policy HB4 continues that development is expected to demonstrate a high quality of design, which responds and integrate well with its surroundings.

The application site relates to a semi-detached dwelling located within an established residential area, characterised by similar residential properties with on-street parking. The site lies within the built-up area boundary of Horsham where domestic extensions and roof alterations are common features.

The proposed rear extension would be located to the rear of the property and would have limited visibility from the public realm. The rear dormer would be accommodated largely within the existing roof form, with the rooflights representing modest alterations to the front elevation. The surrounding area is well developed and there are numerous examples of rear dormer and roof alterations within the wider locality. As such, the proposal would appear as a sympathetic addition to the dwelling and would not appear out of character within the street scene. The proposed materials are to match those of the existing dwelling.

The proposal would be a clearly subservient addition and is considered to be of a design, form and scale which is appropriate 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.

The proposed rear extension would be single storey in scale and is not considered to result in any significant loss of light, outlook or increased sense of enclosure to neighbouring occupiers. The dormer is not considered to result in any unacceptable overlooking or loss of privacy beyond that typically associated with a residential property. The proposed front rooflights would also not give rise to overlooking concerns.

A representation objecting to the application was received relating to concerns over construction activities, contractor parking, access arrangements, obstruction of private parking spaces and the conduct of contractors. These are not material planning considerations in the determination of this application. Such matters are temporary in nature and are typically controlled through separate legislation and private arrangements. As such, they carry limited weight in the assessment of the proposal.

The comments relating to the Party Wall Agreement, boundary agreements are private civil matters between the relevant landowners and are not material planning considerations. As such, they carry no weight in the determination of this planning application.

Overall, the proposal would not result in any unacceptable harm to the amenities of neighbouring occupiers by way of loss of light, outlook, privacy or overbearing impact, and is therefore considered acceptable in this regard.

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 N6 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 match in type, colour and texture those of the existing building.

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/26/1148

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location & Site plan	Existing and proposed floor plans and elevations	PL1	17.07.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 04/09/2026

Authorising Officer sign/initial RHERMITAGE Date: 08.09.2026