



**Horsham
District
Council**

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0845

37 Kings Stone Avenue, Steyning, West Sussex, BN44 3FJ

DESCRIPTION:

Conversion of loft into habitable living space with hip-to-gable roof extension, rear dormer and front rooflights. Erection of a single storey rear extension with raised rear platform. Erection of side extension and detached side shed. Installation of solar PV panels, air source heat pump and associated external alterations including re-rendering, and replacement windows and doors.

RELEVANT PLANNING HISTORY:

None.

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 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 41 - Parking

Steyning Neighbourhood Development Plan 2019 – 2031

Policy SNDP 2.1 – Responsible Environmental Design

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

Policy 19: Development Quality

Policy 20: Development Principles

Policy 25: Parking

Parish Design Statement:

None

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:

Southern Water: No Objection.

Parish Comments:

Steyning Parsh Council: 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:

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 37 of the Horsham District Planning Framework (HDPF) states that proposals must seek to improve the sustainability of development. To deliver sustainable design, development should incorporate measures that, among other things, maximise energy efficiency and integrate the use of decentralised, renewable and low carbon energy.

Policy SNDP2 of the Steyning Neighbourhood Development Plan aims to maintain that as appropriate to their scale and nature, development proposals should be designed responsibly, and take account of their impact on the environment throughout their lifetime. Furthermore, Policy SNDP 3 states that development proposals which demonstrate how they will positively contribute towards Steyning's character will be supported. Development proposals should respect the amenity of properties in their immediate locality, and respond positively and sensitively to the scale, mass, height, building materials and form of neighbouring properties.

The proposal seeks planning permission for the conversion of loft into habitable living space with hip-to-gable roof extension, rear dormer and front rooflights. Erection of a single storey rear extension with raised rear platform. Erection of side extension and detached side shed. Installation of solar PV panels, air source heat pump and associated external alterations including re-rendering, and replacement windows and doors.

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

The revised scheme now comprises of the proposed rear dormer façade set back 200mm from the eaves of the main roof and the other cheeks set inwards away from the shared boundary. It is noted that the proposed rear dormer would be substantially large and would occupy majority of the converted rear roof slope. However, the adjoining neighbouring property no. 35 has an equally large rear dormer

window therefore, on that basis the proposed rear dormer would be considered acceptable in this instance.

Likewise, the proposed flat roof rear extension would be of a similar size as the adjoining neighbour's (no. 35) rear extension. However, the proposed extension would be marginally higher than the neighbour's extension to accommodate the high-level finished floor of the host dwelling. The proposed extension would be of a modest scale with a contemporary design. Given the various styles of rear extensions that are present along this part of Kings Stone Avenue, the proposed design approach for the extension is considered acceptable.

The proposed bike shed and the detached side garden shed would be small scale and appear adequately subservient to the main dwelling.

The proposed solar panels would be of an appropriate size and suitably positioned within the roof slope which would ensure they did not appear intrusive or adversely impact the character and appearance of the site surrounding. Similarly, the proposed front rooflights would be in keeping with the style and scale of the surrounding neighbouring roof lights.

The air source heat pump would be positioned behind the proposed bike shed in close proximity to the proposed detached side shed. The structure would be small scale and would be seen against the backdrop of the main building as ancillary service unit.

Overall, the proposed scheme is considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling. The development 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.

Due to the immediate neighbouring properties having similar size extensions including loft conversions, it is considered that the siting and layout of the proposal and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Water Neutrality

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitat Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises

no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF..

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 plans.

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/26/0845

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Design & Access Statement		NONE	22.05.2026

Plans	Existing and Proposed	30101.07	22.05.2026
Plans	Existing	30101.05	22.05.2026
Location plan		NONE	22.05.2026
Plans	Proposed	30101.06 REV 2	02.07.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 08.07.2026

Authorising Officer sign/initial RHERMITAGE Date: 14.07.2026