



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0844

Wedgwood, Farthings Hill, Horsham, West Sussex, RH12 1TS

DESCRIPTION:

Demolition of existing conservatory and erection of a part single and part two storey rear extension with first floor terrace. Erection of an acoustic fence to the north-west boundary and alterations to the existing entrance gates and piers.

RELEVANT PLANNING HISTORY:

DC/22/1769	Outline Application for redevelopment of the site to provide 2no. 4 bed semi-detached houses and 9no. 2 bed flats, ancillary parking and landscaping with all matters reserved except access	Application 15.02.2023	Refused	on
DC/23/1748	Redevelopment of the site to provide 7no. residential units, ancillary parking and landscaping with all matters reserved except access.	Application 05.03.2024	Refused	on

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 26 - Strategic Policy: Countryside Protection

Policy 28 - Replacement Dwellings and House Extensions in the Countryside

Policy 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets

Policy 40 - Sustainable Transport

Policy 41 - Parking

Horsham Blueprint Business Neighbourhood Plan (HBBNP) 2019 - 2036:

Policy HB3 - Character of Development

Policy HB4 - Design of Development

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

Policy 9: Water Neutrality

Policy 17: Green Infrastructure and Biodiversity

Policy 19: Development Quality

Policy 20: Development Principles

Policy 21: Heritage Assets and Managing Change within the Historic Environment

Policy 24: Sustainable Transport

Policy 25: Parking

Policy 45: Replacement Dwellings and House Extensions in the Countryside

Policy 46: Ancillary Accommodation

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:

Ecology:

We have reviewed the Preliminary Ecological Appraisal (Southeast Ecology, May 2026) relating to the likely impacts of development on designated sites, protected and Priority species & habitats and identification of appropriate mitigation measures.

We are satisfied that there is sufficient ecological information available to support determination of this application.

Southern Water: No Objection

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- provided that the neighbour's amenity is not impacted

Representations:

2 representations have been received from 1 address. The representation neither objected nor supported the application. Comments included:

- Privacy, Light, Noise
- Trees and Landscaping

Concerns regarded light and privacy impact from the proposal.

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:

This application is for Demolition of existing conservatory and erection of a part single and part two storey rear extension with first floor terrace. Erection of an acoustic fence to the north-west boundary and alteration at Wedgwood, Farthings Hill, Horsham. Wedgwood is the last dwelling situated on the northern ribbon of development on Farthings Hill and located to the north-west of the Farthingshill Interchange.

A design revision was received on Officer recommendation.

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 and HB4 of the HBBNP cover the design and character of development within Horsham which is supported by the neighbourhood councils of Forest, Denne and Trafalgar. It advocates for high quality design and construction that integrates with its surroundings whilst minimising impact on natural environments. It should reflect the character and architectural forms of the area in order to protect against inappropriate design.

The development sees the demolition of existing conservatory and erection of part single and part two rear extension. The extension spans the entire rear width of the dwelling and is 6m in depth with only part built up to two story level.

To the rear of the existing garage, the dwelling is extended to two story level to make space for a new studio with a bedroom replacing the existing studio on the first floor. The existing external staircase looks to be retained but is now boxed into to be an internal staircase which still exits outside to the side elevation. The roof geometry has been revised during this application, to increase its stature so that it neatly appends the existing dwelling after Officers recommended revision to this part of the proposal.

The existing conservatory is demolished and replaced by a large extension at single story level. This is flat roofed with a glass balustrading around the edge at first floor level which allows the master bedroom to have a roof terrace.

A 1.8m acoustic fence is also installed which runs for around 35m to the rear western edge of the curtilage.

The proposal is a large addition to the existing dwelling. However, given the size of the curtilage and the scale of the property, it is considered the addition extension can be accommodated by the dwellinghouse without overwhelming its frame. It is considered that the proposal meets the policies above and is considered acceptable.

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.

To protect the neighbouring amenity, the glass balustrading will be conditioned on the side closest to neighbouring properties to be built up to a level of 1.8m. This will protect the neighbouring amenity to a sufficient level and avoid overlooking which would occur if unconditioned. It is considered the spatial configuration of the extension would also be unlikely to affect neighbouring properties. Notwithstanding, details of the proposed glazing are requested by way of condition to ensure that it would be to a suitable standard as to avoid amenity harm by way of overlooking.

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.

Ecology:

Policy 31 of the HDPF promotes development that protects and enhances green infrastructure and biodiversity. It supports projects that maintain ecological networks, create new habitats, and improve existing biodiversity. Loss of green infrastructure must be mitigated or compensated, and protected trees must be replaced if felled. The policy prioritizes safeguarding designated nature sites and habitats, and requires rigorous assessment and mitigation for developments impacting sensitive areas like the Arun Valley SPA and the Mens SAC.

The proposed development is accompanied by an ecology report (Southeast Ecology, May 2026). This was reviewed by the Council's ecology consultant who were satisfied that that sufficient ecological information was available to support the application and did not object to the proposal, subject to appropriate conditions. Officers note that a number of conditions have been suggested requesting further details prior to trigger points taking place. However, given the scale of the development, these conditions are not considered proportionate, and Officers are of the view that mitigations would be sufficient enough to ensure the Council's legal duties to protect species are met.

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.

Other Matter

Horsham District Council recognises all representation received during the course of this application. Given the spatial configuration of the extension there is not considered to be any adverse impact on the neighbouring amenity owing to the built form of the extension as this is located sufficient distance away from neighbouring property. With regard to kitchens, these are not habitable rooms and are not offered the same protection as sensitive rooms. However, it is still considered the spatial configuration of the extension would minimise this impact. Disturbances from building works are only considered for a limited time and would not be appropriate to condition given the extent of work. The aforementioned, along with any damage to properties in any case would also be a civil matter to discuss and would not be considered to be within the planning departments remit.

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 **Pre-Use Condition:** The roof terrace hereby permitted shall not be first used until details of 1.8m high privacy screening to east flank / side elevation (of the terrace) have been submitted to and approved in writing by the Local Planning Authority. The privacy screening shall be installed in accordance with the agreed details prior to the first use of the terrace, and shall be retained as such thereafter.

Reason: To protect the privacy of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4 **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).

- 5 **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Southeast Ecology, May 2026) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

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/26/0844

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received
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			Date
Location & Block plan		26-05-05 Rev. A	01.07.2026
Elevation plan	Existing	26-05-02	22.05.2026
Floor plan	Existing Ground and First	26-05-01	22.05.2026
Supporting Docs	Preliminary Ecological Appraisal	NONE	22.05.2026
Elevation plan	Proposed	26-05-04 Rev. A	01.07.2026
Floor plan	Proposed Ground and First	26-05-03	22.05.2026

DELEGATED

Case Officer sign/initial JBurrowes Date: 07/07/2026

Authorising Officer sign/initial RHERMITAGE Date: 14.07.2026