



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0067

16 Millais, Horsham, West Sussex, RH13 6BS

DESCRIPTION:

Variation of Condition 1 of previously approved application DC/21/2298 (Demolition of existing single storey side projection and existing detached garage. Erection of a two-storey side extension. Reconstruction and extension to existing entrance porch roof to create covered area with relocated entrance door and associated works) Relating to the materials.

RELEVANT PLANNING HISTORY:

DC/21/2298	Demolition of existing single storey side projection and existing detached garage. Erection of a two-storey side extension. Reconstruction and extension to existing entrance porch roof to create covered area with relocated entrance door and associated works.	Application Permitted on 29.11.2021
DC/26/0002	Non Material Amendment to previously approved application DC/21/2298 (Demolition of existing single storey side projection and existing detached garage. Erection of a two-storey side extension. Reconstruction and extension to existing entrance porch roof to create covered area with relocated entrance door and associated works.) Replace approved first floor tile hung facade with a rendered facade, above ground floor window head level.	Withdrawn Application on 26.01.2026

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

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

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.

Forest Neighbour Council:

No objection.

Arboricultural Officer:

No protected trees are present/remain at the property.

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 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 proposed variation to replace the approved first-floor tile-hung façade with a rendered finish is considered acceptable in terms of character and appearance. Render is a common external treatment within the surrounding area, and its use on the upper floor would integrate comfortably with the established architectural palette along Millais. As the amendment retains the overall form, proportions, and design of the previously approved extension, the change in material does not introduce any visual harm or disrupt the appearance of the dwelling or the wider street scene. The use of render also enables a more lightweight construction compatible with the new substrate, ensuring a coherent and high-quality finish while maintaining the overall integrity of the approved scheme.

The proposal 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 scale and siting of the proposed amendments and the resulting relationship with neighbouring properties would not lead to any further impacts, with no unacceptable harm identified.

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 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved plans and application form.

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/26/0067

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Block plan		NONE	16.01.2026
Supporting Statement	Decision notice	NONE	16.01.2026
Location plan		NONE	16.01.2026
Floor plan	Proposed	NONE	16.01.2026
Elevation plan	Proposed	16M/P/21 REV A	16.01.2026
Elevation plan	Proposed	16M/P/21	16.01.2026
Floor plan	Proposed	16M/P/20	16.01.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 27/02/2026

Authorising Officer sign/initial RHERMITAGE Date: 09.03.2026