



**Horsham  
District  
Council**

## **DELEGATED APPLICATIONS - ASSESSMENT SHEET**

### **APPLICATION NO./ADDRESS:**

DC/25/2086

9 Penlands Way, Steyning, West Sussex, BN44 3PN

### **DESCRIPTION:**

Erection of a single storey rear and side extension and changes to fenestration.

### **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 34 - Cultural and Heritage Assets

Policy 40 - Sustainable Transport

Policy 41 - Parking

#### **Steyning Neighbourhood Plan (made):**

SNDP3 – Contribution to Character

#### **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](http://www.horsham.gov.uk).

### **Consultations:**

#### **Parish Comments:**

**Steyning Parish 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.

The application site is an end of terrace single-storey, two bedroom, brick built dwelling and is situated to the east of Penlands Way, within the Steyning BUAB. There is evidence of rear extensions to other nearby terraced bungalows in the vicinity.

Planning permission is sought to erect a single-storey rear extension brick built with brick to match existing, with flint detailing to the rear elevation. The roof to be pitched at the edges using tiles to match existing on the main roof, with a flat roof element behind including a roof lantern inserted and solar panels. Flat roof to be dark in colour. No side openings to the east elevation. New bi-fold doors (grey) to the rear to serve a new dining room and new window (grey) to the rear and south to serve a bedroom and en-suite, and amended fenestration at the rear to match. In addition, existing cladding on the east gable to be changed to grey.

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

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.

### **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      **Standard Time Condition:** The works hereby permitted shall begin before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 3      **Regulatory Condition:** The materials and finishes of the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

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/25/2086**

Schedule of plans/documents **approved:**

| <b>Plan Type</b> | <b>Description</b> | <b>Drawing Number</b> | <b>Received Date</b> |
|------------------|--------------------|-----------------------|----------------------|
| Roof plan        | Existing           | A 528-3               | 15.12.2025           |
| Elevation plan   | Existing           | A 528-5               | 15.12.2025           |
| Floor plan       | Proposed ground    | A 528-2               | 15.12.2025           |
| Floor plan       | Existing ground    | A 528-1               | 15.12.2025           |
| Location plan    |                    | NONE                  | 15.12.2025           |
| Block plan       |                    | A 528-8               | 15.12.2025           |
| Layout plan      | 3D                 | A 528-7               | 15.12.2025           |
| Roof plan        | Proposed           | A 528-4               | 15.12.2025           |

|                |          |         |            |
|----------------|----------|---------|------------|
| Elevation plan | Proposed | A 528-6 | 15.12.2025 |
|----------------|----------|---------|------------|

**DELEGATED**

Case Officer sign/initial      Steve Astles      Date: 02.02.2026

Authorising Officer sign/initial      RHERMITAGE      Date: 09.02.2026