



**Horsham
District
Council**

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1004

38 Heron Way, Horsham, West Sussex, RH13 6DL

DESCRIPTION:

Demolition of existing double garage and erection of a replacement with a two storey side extension. Addition of a pitched roof with glazing to existing entrance hallway. Replacement of all existing windows. Replacement of existing flat roof to existing kitchen extension with a pitched roof. New surface to existing driveway.

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 Plan (HBBNP) 2019 – 2036:

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:

Southern Water: No objection.

Town Council Comments:

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 HB3, Character of Development, 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 the 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. Innovation in design will be supported, however, where this demonstrably enhances the quality of the built form in a character area".

Policy HB4, Design of Development, of the Horsham Blueprint Business Neighbourhood Plan states that – "Development is expected to demonstrate a high quality of design, which responds and integrates well with its surroundings".

The local area is characterised by large properties occupying reasonably sized plots. Many of the properties along Heron Way have been extended with numerous examples of front, side and rear extensions visible over both ground and first floors. The proposed two storey side extension would match the height of the main ridge of the host dwelling, and although a large addition it is considered that the proposal would sufficiently reflect the form, scale and detailing of the existing building and would appear as a coherent and sympathetic addition. There would be no harmful loss of openness around the building, with the extension reflecting the siting / building lines of neighbouring properties on Brambling Road.

The pitched roof with glazing to the existing front entrance, new pitched roof to a ground floor rear projection and alterations to fenestration would similarly be sufficiently sympathetic to the character and appearance of the subject dwelling and would not have any wider adverse visual impact.

The proposed driveway would result in the loss of an area of grassed lawn (alongside an existing hard standing). It is noted that this alteration could, in isolation of any other works be carried out under permitted development rights. There are examples of driveways elsewhere in the immediate surrounds, including examples which similarly affect the entirety of the front curtilage. The driveway alterations are considered acceptable on this basis, with a condition recommended to ensure surface water does not run onto the highway.

Overall, in this street scene which is already partly characterised by varied design, form and character it is considered that the proposals in their entirety would 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.

It is considered that the siting and layout of the proposed extension and related alterations, and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. It is noted that no representations were received as part of the application process.

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 180 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 driveway hereby permitted shall be constructed from porous materials, or provision shall be made to direct runoff water from the hard surface to a permeable or porous area within the curtilage of the property.

Reason: To ensure sustainable surface water drainage, reduce flood risks, and comply with Policy 38 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).

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/26/1004

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Site plan		38HW-AP-100	22.06.2026
Block plan		38HW-AP-101	22.06.2026
Location plan		NONE	22.06.2026
Elevation plan	Proposed Rear	38HW-AP-220	07.07.2026
Elevation plan	Proposed Front	38HW-AP-221	07.07.2026
Floor plan	Existing Ground	38HW-AP-110	07.07.2026
Roof plan	Proposed	38HW-AP-135	07.07.2026
Floor plan	Existing First	38HW-AP-111	07.07.2026
Elevation plan	Existing Front and Rear	38HW-AP-200/201	07.07.2026
Elevation plan	Existing Side	38HW-AP-202/203	07.07.2026
Roof plan	Existing	38HW-AP-115	07.07.2026
Section plan	Proposed	38HW-AP-135	07.07.2026
Floor plan	Proposed Ground	38HW-AP-130	07.07.2026
Floor plan	Proposed First	38HW-AP-131	07.07.2026
Site plan	Proposed	38HW-AP-102	07.07.2026
Site plan	Existing	38HW-AP-105	07.07.2026
Elevation plan	Proposed Side	38HW-AP-222	07.07.2026
Elevation plan	Proposed Side	38HW-AP-223	07.07.2026

DELEGATED

Case Officer sign/initial Marie Riggs Date: 25.08.2026

Authorising Officer sign/initial Guy Everest Date: 01.09.2026