



**Horsham
District
Council**

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0596

Farthings Walk, Fernden, Farthings Hill, Horsham, West Sussex, RH12 1WR

DESCRIPTION:

Erection of front, side and rear extensions and formation of new parking space.

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 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 41 - Parking

Horsham Blueprint Business Neighbourhood Forum Area Neighbourhood Plan is in the process of being renewed.

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 Waters: If the applicant is proposing to utilise the existing connection, Southern Water will have no objections to the proposed extensions.

Parish Comments:

Horsham Denne Neighbourhood Council: Raised no objection to this application.

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 proposal seeks planning permission for the erection of front, side and rear extensions and formation of new parking space.

The proposed extension demonstrates an appropriate approach to scale, massing and design, with the additional built form clearly responding to the existing dwelling. The two-storey side and rear elements follow the established roof profile, with roof slopes extended to integrate the new development into the original structure. Despite increasing the overall bulk of the building, the extension remains visually subordinate and proportionate, avoiding any undue dominance. Openings are consistent in scale and alignment with the existing property, contributing to a cohesive and well-balanced appearance that reflects a high standard of design.

In terms of local character and distinctiveness, the proposal respects the established pattern of development within the surrounding residential area. The dwelling retains its original architectural identity, with the extensions designed to read as a natural continuation rather than a competing addition. The limited alterations to the principal elevation ensure that the street scene remains largely unchanged, while the additions to the side and rear preserve the prevailing character of detached dwellings with pitched roofs.

With regard to materials and finishes, the proposal commits to matching the existing facing brickwork, tile hanging and roof tiles. This consistency in material palette ensures that the extension will blend seamlessly with the host property, avoiding visual discord and reinforcing the overall cohesion of the design.

Overall, the proposed extensions would be a 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. 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 Amenities

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 submitted block plan demonstrates that the proposal conforms to the 45-degree sightline drawn from the centre of the nearest rear windows on the adjacent neighbouring properties. Therefore, it is considered that the siting, design and layout of the proposed extension and the resulting relationship with adjacent properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Parking

The proposed development includes the creation of a single additional parking space, measuring approximately 4.8m by 2.4m, positioned within the existing residential curtilage adjacent to the established driveway serving the dwelling. This represents a logical and proportionate response to the increased scale of the dwelling, ensuring that sufficient off-street parking is available to meet the needs of future occupiers. The space is conveniently located and benefits from safe and direct access to Farthings Walk, maintaining a practical and functional layout. Although no specific provision for cycle storage or electric vehicle infrastructure is shown, the arrangement is considered flexible enough to accommodate such features if required.

The proposal maintains an appropriate balance between parking provision, residential amenity, and good design, without resulting in excessive hardstanding or harm to the character of the area. Importantly, the development does not result in the loss of any existing parking spaces; instead, it enhances on-site capacity and reduces the likelihood of overspill parking onto surrounding roads or shared parking areas. As such, the scheme complies with the requirements of Policy 41, providing adequate, safe, and well-integrated parking provision, with no conflict identified in respect of the policy's objectives.

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 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/26/0596

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location & Block plan	LOCATION AND BLOCK PLAN	FERN/P/01	10.04.2026
Floor plan	EXISTING FLOOR PLAN	FERN/P/02	10.04.2026
Elevation plan	EXISTING ELEVATIONS	FERN/P/03	10.04.2026
Floor plan	PROPOSED FLOOR PLAN	FERN/P/04	10.04.2026
Elevation plan	PROPOSED ELEVATION PLAN	FERN/P/05	10.04.2026
Location plan	LOCATION SITE PLAN	NONE	10.04.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 26.05.2026

Authorising Officer sign/initial RHERMITAGE Date: 05/06/2026