DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1142
50 Broomfield Drive, Billingshurst, West Sussex, RH14 9TN

DESCRIPTION:
Partial garage conversion, erection of a first floor side and rear extension, alterations to existing windows and doors. Installation of rooflights on the right elevation.

RELEVANT PLANNING HISTORY:
None relevant to this application.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles

The Billingshurst Parish Neighbourhood Plan 2019 – 2031
Policy Bill 2 – Housing Design and Character

Billingshurst Parish Design Statement

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
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.

Parish Comments:
Billingshurst Parish Council: *The committee resolved to a NEUTRAL response to this application, in that they saw no cause for objection to the plans as submitted.*

Representations:
2 no. representations have been received, objecting to the application for the following reasons: -

- Proposed two-storey extension would overlook/overshadow our property
- Loss of privacy, upstairs and downstair windows
- Design and appearance is out of keeping with the other link-detached houses
- Extractor fan on rear would be likely to emit cooking smells towards our property
- Clarification is required about the arrangements for drainage
- No details are given provided about drainage of surface water and gutters
- Cladding would be completely out of character
- The windows that are proposed in the first floor extension will bring an increase in noise disturbance
- More overlooked from proposed windows
- The proposed changes would require a party wall agreement

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:

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 Bill 2 of the Billingshurst Parish Neighbourhood Plan aims to maintain that the development proposal should, where practicable, incorporate features as appropriate to the scale and nature into the overall design of the development.

The proposed extensions would wrap around the side and rear of the host building, with a lowered roof form which would reflect the existing. This approach would create a clearly subservient appearance to the side element, with the totality of the enlargement considered to be of an appropriate form and design in relation to the host building and the wider surrounding area. The application form indicates that the cladding, brickwork and roof tiles would match the existing, and this would be secured through a recommended condition.

Overall, the proposed extension 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 proposed rear projection would go beyond the rear first-floor building line of adjoining properties. The presence of ground floor projections would be sufficient to ensure the proposed extensions do not appear overbearing or result in harm to outdoor amenity space. The side and rear extensions would be visible from neighbouring window openings and there would be some loss of outlook to the affected rooms. The extensions would though be set away from the shared boundaries, with the main sections of the neighbouring properties set similarly away from the boundary. It is considered that the resulting separation would be sufficient to ensure no unacceptable loss of light or outlook would arise from the proposal, with both neighbouring properties continuing to benefit from an acceptable standard of accommodation.

The proposal would not create any views of neighbouring properties which would be unusual or unexpected in a location such as this, and no harmful loss of privacy would result. A condition is recommended to require both proposed first-floor side facing window openings be obscurely glazed (and fixed shut below 1.7m from ground level).

While the application site is on a higher level than the southern neighbour the siting of ground floor window openings would, to the rear, largely reflect the existing arrangement, with the new kitchen window sited in a location where no intrusive views of neighbouring properties or land would be created.

The formation of additional residential accommodation would not, in normal domestic use, be extended to result in significant potential for harmful levels of noise, disturbance or odour.

The proposal would not be expected to result in additional potential for increased surface run-off, given the siting of the extensions, with no evidence to suggest existing foul arrangements could not accommodate the increased floorspace. This matter would be further addressed through the Building Regulations, which it is not considered necessary to duplicate as part of this application.

For the reasons set out above, it is considered that the siting and layout of the proposed extensions and alterations and the resulting relationship with adjacent 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 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 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).

4 **Regulatory Condition**: The first-floor windows to the north and southern elevations, as shown on drawing no. 02, shall be fitted with obscured glazing. No part of those windows that are less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

Reason: To protect the privacy of adjacent occupiers 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/25/1142
(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
Floor plan		03	04.08.2025
Elevation plan	Existing and proposed roof	02	04.08.2025
Floor plan	Existing and proposed	01	04.08.2025
Location & Block plan		01	04.08.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 28.08.2025

Authorising Officer sign/initial Guy Everest Date: 03.09.2025