Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1906
30 Warminghurst Close, Ashington, West Sussex, RH20 3QD

DESCRIPTION:

Erection of a single storey rear extension. Installation of 3no. rooflights to side pitched roof. Erection of an outbuilding to the rear.

RELEVANT PLANNING HISTORY:

No relevant planning history.

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

Ashington Neighbourhood Plan 2019-2031

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:

INTERNAL CONSULTATIONS

HDC Arboriculture Officer: Comment

The removal of a single tree would be required to facilitate the proposed garden building. The tree is not considered to be of significant merit and is assessed as having moderate landscape value. Its loss could therefore be appropriately mitigated through the planting of a replacement tree elsewhere within the property. No concerns are raised in relation to the proposed rear or side extensions**.** The principal tree related consideration with regard to the proposed outbuilding relates to the method by which it will be founded. Immediately outside the site boundary is a belt of hedgerow and young trees, which is highly visible from the adjacent Twitten and provides a degree of privacy to the applicant's property. Despite initial thoughts regarding the potential impact that the footings of the proposed structure may have on the key rooting area of the off-site trees/lapsed hedge, as highlighted above, a recent site visit has ascertained that only one tree is within the influencing distance of the building; this is a poorly formed Hawthorn. As such, the overall impact of the proposal on trees would be less than substantial, subject to a recommended distance of approximately 1.5 m being maintained between the new building and the

property boundary; this would also negate the need for the building footings to be constructed using a tree-friendly foundation method.

Parish Comments:

Ashington Parish Council: No objections were raised.

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.

30 Warminghurst Close is a detached dwelling in the built-up area of Ashington, the site benefits from substantial foliage surrounding the residential curtilage.

Planning permission is sought for the erection of a single storey pitched roof rear extension, extending the living and dining area, including three rooflights and two windows on both the east and west elevations. The proposed extension will have a maximum height of approximately 3.6m, a depth of 2.9m, a width of 8.3m, and an eaves height of 2.6m. The proposal will also include the demolition of the existing rear conservatory.

Three rooflights are proposed to the existing side pitched roof alongside internal alterations to the kitchen and utility area.

In addition, the erection of a rear outbuilding is proposed, this is to be used to house the swimming pool pump equipment that is currently housed in another garden shed. The proposed outbuilding will have a pitched roof with a maximum height of approximately 2.9m, a depth of 3.7m, a width of 5.7m, and an eaves height of 2.2m. The rear outbuilding would sit comfortably within the curtilage of the dwelling, and due to the foliage would have limited views from the street scene.

The proposal would be a clearly subservient addition and subject to material conditions 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.

Given the orientation of the proposed rear extension, combined with the set back from the boundary of the neighbour to the west, it is not considered the proposal will result in unacceptable overshadowing, loss of light, or loss of privacy.

The rear and side rooflights are of such a height that they are not expected to provide significant additional views of neighbouring properties.

The proposed outbuilding would be positioned at a distance from the neighbouring properties, and is considered to be of a scale, nature and form that would not adversely harm the amenities of neighbouring properties through overlooking, loss of light or loss of privacy.

It is considered that the siting and layout of the proposed extension, rooflights, and outbuilding, and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Trees and Landscaping

HDC's Arboricultural Officer made no objection to the application. The main concern is the removal of a single tree which would be required to facilitate the proposed garden building. The tree is not considered to be of significant merit and is assessed as having moderate landscape value. Its loss could therefore be appropriately mitigated through the planting of a replacement tree elsewhere within the property, and this will be secured through condition.

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 currently 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 **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level of any part of the development hereby permitted shall take place until details of a replacement tree to be planted within the application site has been submitted to and approved by the Local Planning Authority in writing. The details shall include the species, size, and location of the replacement tree. The approved replacement tree shall be planted in accordance with the approved details within the first planting season following the first occupation of any part of the development.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The materials and finishes of all new external walls, windows and roofs of the extension and rooflights 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/25/1906
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Site plan	Location and Site Plans	(01)-001 revision D	20.11.2025
Floor plan	Proposed Plans 1	(07)-001 revision A	20.11.2025
Roof plan	Proposed Plans 2	(07)-002 revision D	20.11.2025
Elevation & Floor plan	Outbuilding	(07)-003 revision A	20.11.2025
Elevation plan	Proposed Elevations	(08)-001 revision E	20.11.2025

DELEGATED

Case Officer sign/initial Lucy Green Date: 02/02/2026

Authorising Officer sign/initial RHERMITAGE Date: 02.02.2026