



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0593

28 Winterbourne, Horsham, West Sussex, RH12 5JW

DESCRIPTION:

Variation of condition 3 of previously approved application reference DC/25/1041 (Variation of Condition 3 of previously approved application DC/24/1325 (Erection of an infill ground floor extension with a first floor extension over. Extension to existing garage to provide additional bedrooms) Material change on the external facade of the first floor extension from brick clad to timber softwood cladding) for changes to roof tile specification.

RELEVANT PLANNING HISTORY:

DC/24/1325	Erection of an infill ground floor extension with a first floor extension over. Extension to existing garage to provide additional bedrooms.	Application 03.12.2024	Permitted	on
DC/25/0280	Non Material Amendment to previously approved application DC/24/1325 (Erection of an infill ground floor extension with a first floor extension over. Extension to existing garage to provide additional bedrooms) to change the external facade of the approved first floor extension from face brickwork to a hanging plain tile finish.	Application 24.03.2025	Refused	on
DC/25/1041	Variation of Condition 3 of previously approved application DC/24/1325 (Erection of an infill ground floor extension with a first floor extension over. Extension to existing garage to provide additional bedrooms) Material change on the external facade of the first floor extension from brick clad to timber softwood cladding.	Application 22.08.2025	Permitted	on

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

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.

Consultations:

None.

Parish Comments:

North Horsham 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:

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.

Planning permission was granted in 2024 under ref: DC/24/1325 for the erection of an infill ground floor extension with a first-floor extension over, and extension to existing garage to provide additional bedrooms. A minor material amendment was subsequently granted in 2025 under ref: DC/25/1041 for a change from brick to timber (walnut brown) cedar cladding on the external facade of the first-floor extension. It is this later permission which has been implemented.

This current application seeks a further minor material amendment to update the roof tile specification for the side extension, which as part of the previous approvals was conditioned to match the existing / original roof of the dwelling. The tiles used on the extension are interlocking concrete roof tiles, consistent with the previously approval. It is though set out in the application that it was not possible to achieve an exact colour match to the existing roof tiles due to their significant weathering over time. This application therefore seeks consent for the alternative tile which has been used for the extension.

The submission sets out that the installed tiles were selected following consultation with suppliers and represent the closest available match in terms of profile, style, and overall appearance of the existing roof. The extension tiles do contrast with those of the host building in a similar manner to the contrast at first floor level between the red brick and brown cladding. Overall, it is though considered that the impact on the character and appearance of the host building and the wider surrounding area is not so significant as to have any adverse impacts. The colour difference between the original and new tiles is somewhat offset by the consistency in size and shape and it is considered inevitable that there would be a difference between original weathered tiles and newer tiles, irrespective of differences in shade / colour.

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 change in roof tiles would not have any unacceptable impacts on neighbouring amenity, in accordance with the above policy.

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 NOT USED

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.

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Proposed	05 REV	03.06.2026
Floor plan	Proposed ground and first	04	10.04.2026
Supporting Docs	Application Form	NONE	10.04.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 10.06.2026

Authorising Officer sign/initial Guy Everest Date: 16.06.2026