



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0341

Fairacre , Church Lane, Southwater, West Sussex, RH13 9BT

DESCRIPTION:

Erection of a single storey side extension.

RELEVANT PLANNING HISTORY:

DC/21/1284	Erection of a two-storey side extension, first floor front extension, creation of front dormer, roof extensions and associated alterations. Creation of a pitched roof to existing detached garage.	Application 26.08.2021	Permitted	on
DC/21/2521	Non-material amendment to previously approved application DC/21/1284 (Erection of a two-storey side extension, first floor front extension, creation of front dormer, roof extensions and associated alterations. Creation of a pitched roof to existing detached garage) to allow for amendments to the materials for part of the front and side elevations from painted render to planted oak effect framework with render infills, and vertical tile hanging.	Application 22.12.2021	Refused	on
DC/22/0014	Variation of Condition 1 of previously approved application DC/21/1284 (Erection of a two-storey side extension, first floor front extension, creation of front dormer, roof extensions and associated alterations. Creation of a pitched roof to existing detached garage) to allow for alterations to the front and side elevations.	Application 03.03.2022	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 26 - Strategic Policy: Countryside Protection

Policy 28 - Replacement Dwellings and House Extensions in the Countryside

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Southwater Neighbourhood Development Plan (2019 – 2031)

Policy SNP16 - Design

Horsham District Local Plan (2023-40) (Regulation 19):

Policy 19: Development Quality

Policy 20: Development Principles

Policy 45: Replacement Dwellings and House Extensions in the Countryside

Parish Design Statement:

Southwater Parish Design Statement 2011

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:

Archaeology Officer: No Objection

Newt Officer: It is considered that the proposed development would present a low risk to great crested newts and/or their habitats. However, as the development is within the amber Impact Risk Zone, as modelled by district licence mapping, I recommend that the following informative should be attached.

Arboricultural Officer:

13/05/2026

I re-visited the above property to view it from the surrounding PROW's following the revision to exclude the proposed development of the outbuilding.

I can confirm that the extension to the dwelling will not have a foreseeable impact on the neighbouring property's trees of merit. The nearest of which is an oak tree alongside the entrance drive, set back from the property boundary/area of proposed excavations and associated development.

28.04.2026

The tree survey and AIA will specifically be required in respect of the outbuilding development adjacent to the PROW which directly impacts mature trees. I made this clear to the property owner when I visited.

The extension has some trees of smaller stature in close proximity to the West, possibly in adjacent ownership. Without a measured survey/recollection of exactly what is there it is probably best that the tree surveyor who visits makes an assessment of the need to survey and protect trees in this area. From recollection they are unlikely to be significant constraints on property development.

The reference I made in respect of the large mature oak is in respect of current ongoing development activity at the site, possibly related to permitted development rights, which is using the area beneath the dominant oak tree for cement mixing etc..

The reason for requiring a tree survey and AIA is that the application form disingenuously suggests there are no trees on the site or potentially affected by the development. Not sure how this got through validation?

31/03/2026

The Trees team were consulted on the above application for property extension and erection of an outbuilding. The application states there are no trees present on the site or that may be of importance.

On visiting the site it is apparent that current pd building works are regrettably being undertaken in a manner foreseeably likely to be of longer term detriment to the health of the largest oak tree at the site. The proposed outbuilding construction requires felling of mature cypress and yew trees and impact on others that are very close to the bounding PROW.

Please request a tree survey and AIA in accordance with the standard validation requirements to enable a fair assessment of the further impact on trees from potential development of the property.

Southern Water: Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue, and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal.

Parish Comments:

Southwater Parish Council: No objection, the removal of the erection of the ancillary outbuilding has no impact on the proposal.

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 obtained during site visit. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that extensions should not be disproportionate to the size of the existing dwelling, and should be in keeping with the scale and character of the existing dwelling. The policy also states that the cumulative impact of existing extensions will be taken into account.

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 SNP16 of the Southwater Neighbourhood Development Plan aims to maintain that all development must be of high quality design.

This application seeks planning permission for the erection of a single storey side extension. During the course of this application the proposed ancillary outbuilding has been removed from the scheme.

The proposal would be of a modest scale designed to be in keeping with the main dwelling. The single storey nature of the development would ensure the proposal would appear subordinate to the host dwelling. The proposed use of matching external materials would allow the addition to integrate well with the main dwelling.

For the above reasons, the proposal 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 proposed 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 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.

Due to the orientation of the main dwelling, it is considered that the siting and layout of the proposed extension and the resulting relationship with adjacent properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Archaeology Impact

Policy 34 of the HDPF aims to ensure that appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, and retention where required, with any assessment provided as appropriate.

Following consultation with the Council's Archaeology, it is acknowledged that the application site is within an Archaeological Notification Area DWS8545- Land to the West of Southwater. However, the proposals do not involve extensive deep below ground disturbance and are partly within an area that will have been previously disturbed, as a result there has been no archaeological concerns raised in this case.

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 Habitats 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/26/0341

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	25.02.2026
Block plan	EXISTING AND PROPOSED	26601 / P100 REV P2	01.05.2026
Elevation & Floor plan	EXISTING AND ROOF	26601 / P101	25.02.2026
Elevation plan	EXISTING	26601 / P102	25.02.2026
Elevation & Floor plan	PROPOSED AND ROOF	26601 / P103	25.02.2026
Elevation plan	PROPOSED	26601 / P104	25.02.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 21.05.2026

Authorising Officer sign/initial RHERMITAGE Date: 22.05.2026