



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0087
48 Barrington Road, Horsham, West Sussex, RH13 5SN

DESCRIPTION:

Erection of a two storey rear extension. Alterations to fenestration.

RELEVANT PLANNING HISTORY:

DC/24/0376	Demolition of single storey rear extension. Erection of a single storey rear extension. Change of use from commercial unit into 2no ground floor apartments. Conversion of loft to increase size of existing apartment.	Application Permitted on 17.09.2024
DC/25/1254	Erection of a two-storey rear extension and first and second floor (roof) levels, alterations to first floor front window opening and formation of new first floor side window opening.	Application Refused on 26.09.2025

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 9 - Employment Development
Policy 15 - Strategic Policy: Housing Provision
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 40 - Sustainable Transport
Policy 41 – Parking

Horsham Blueprint Business Neighbourhood Forum

Policy HB2: Meeting Local housing needs
Policy HB3: Character of development
Policy HB4: Design of development
Policy HB9: Protecting existing and encouraging new commercial premises and land
HB12: Encouraging sustainable movement

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

Policy 19: Development Quality
Policy 20: Development Principles
Policy 24: Sustainable Transport
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 Water: No objection

Parish Comments:

Forest Neighbourhood Council: objects to the present application on the following grounds: -

- The size and bulk of the property still remain and, in their opinion, are still dominant and overbearing and visually intrusive.
- The adjacent properties are still affected by overlooking and the proposal is still unneighbourly and continues to give an uncomfortable and overbearing effect.

Representations:

1 no. representations have been received objecting to the application for the following reasons: -

- Side window on proposed side elevation will be overlooking garden area, kitchen window causing loss of privacy.
- Elevation on ground floor ceiling still generates an enclosure feeling.
- Build would be an overdevelopment for the area.
- Intrusive to adjacent property.
- Glass door at the end of the garden would overlook bedroom windows therefore request either remove the doors or use privacy friendly glass.

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, photographs supplied by the agent and obtained during site visit. 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.

Planning permission reference DC/25/1254 was refused which related to the erection of a two-storey rear extension and first and second floor (roof) levels, alterations to first floor front window opening and formation of new first floor side window opening. One of the reasons for refusal was as follows:

'The proposed two storey rear extension coupled with the proposed first and second floor roof levels would by virtue of the bulk, mass and scale would be incongruous, dominant and visually intrusive in the rear garden environment and appear a prominent feature in contrary to policies 32 and 33 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework (2024).'

The current application seeks planning permission for the erection of a two-storey rear extension. Also, alterations to fenestration. The revised proposal would now comprise of an 'L' shaped flat roof dormers with first floor rear extension under a pitch roof. The proposed rear dormer window would be of a similar design as the southern neighbouring property. The first-floor rear extension would enclose the recess area to the rear of the property. However, there would be sufficient separation distance maintained with the southern neighbour by the existing passageway leading to the rear of the property. The pitched roof design on the proposed first floor rear extension would assist in reducing the bulkiness of the addition. The proposed amendments to the fenestrations are considered acceptable.

It is acknowledged that there are various forms of rear extensions along the street, namely a two-storey flat roof rear extension set below the ridge of the main roof, as well as the 'L' shaped rear dormer on the immediate southern neighbour. Therefore, on balance the proposal would be considered acceptable given the characteristic of the surrounding environment.

For the above reason, the proposal would be 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. The proposal would be seen in context of the site surroundings. 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 other reason that planning permission reference DC/25/1254 was refused concerned neighbour amenity:

'The proposed two storey rear extension coupled with the proposed first and second floor roof levels would by, reason of its excessive scale, height and the proximity to the southern boundary, be unneighbourly which would give rise to an uncomfortable and overbearing effect resulting in an increased sense of enclosure and outlook and be materially harmful to the amenity of the southern neighbouring property in contrary to Policy 33 of the Horsham Development Framework (2015).'

The proposed rear dormer would be similar design as the southern neighbour's rear dormer. Whilst the proposed first floor rear extension would bring the host dwelling closer to the southern neighbour, there would be sufficient separation distance maintained by the existing passageway. Furthermore, the pitched roof design on the proposed rear extension sloping away from the southern neighbouring property would reduce the bulk and mass of the addition.

It is recognised that an objection has been received with regard to potential overlooking and loss of privacy. It is however recognised that the site is located within a residential area where a degree of mutual overlooking is expected. It is not considered that the proposal would result in any greater level of overlooking or loss of privacy than similar properties, and it is not therefore considered that the proposal would be of such significant harm to justify a reason for refusal.

For the above reasons, it is considered that the siting and layout of the proposed extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

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 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 **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).

NOTE TO APPLICANT

Biodiversity Net Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Under Regulations 4, 5, 7 & 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 the statutory biodiversity gain condition required by Schedule 7A to the Town and Country Planning Act 1990 (as amended) does not apply in relation to planning permission for development which:

- 1. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (a hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric);
- 2. is the subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015;
- 3. is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain planning condition which applies in relation to another development (In determining whether a development is undertaken solely or mainly for this purpose, no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee);
- 4. consists of no more than 9 dwellings, is carried out on a site which has an area no larger than 0.5 hectares, and consists exclusively of dwellings which are self-build or custom housebuilding ("Self-build or custom housebuilding" has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended)).

In addition, the Biodiversity Gain Plan Condition does not apply to applications for major development made before 12 February 2024, or non-major development made before 2 April 2024.

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

Statutory exemptions and transitional arrangements

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at <https://www.gov.uk/guidance/biodiversity-net-gain>.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

NOTE TO APPLICANT

The 150 mm diameter gravity sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access. No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water. All existing infrastructure should be protected during the course of construction works. Please refer to: <https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>

The applicant is reminded that building over a "public sewer" is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over/close-to the sewer. The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build-over/close-to a public sewer are available at Southern Water's Get Connected service: <https://developerservices.southernwater.co.uk>.

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/26/0087

(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
Elevation plan	Existing Elevation	NONE	03.02.2026
Elevation plan	Existing Elevation	48BR-201	03.02.2026
Floor plan	Existing Plan	48BR-101	03.02.2026
Floor plan	Existing Plan	48BR-102	03.02.2026
Floor plan	Existing Plan	48BR-103	03.02.2026
Roof plan	Existing Plan	48BR-104	03.02.2026
Location & Site plan	Site & Location Plans	186/2025/1	19.01.2026
Floor plan	Proposed Floor Plan	186/2025/2	13.04.2026
Floor plan	Proposed Floor Plan	186/2025/3	13.04.2026
Floor plan	Proposed Floor Extensions	186/2025/4	19.01.2026
Elevation plan	Proposed Elevations	186/2025/5	13.04.2026
Roof plan	Proposed Roof	186/2025/12	24.03.2026

DELEGATED

Case Officer sign/initial

Halima Chowdhury

Date: 20.04.2026

Authorising Officer sign/initial Tamara Dale

Date: 20.04.2026