



## **DELEGATED APPLICATIONS - ASSESSMENT SHEET**

### **APPLICATION NO./ADDRESS:**

DC/26/0184

8 Cricketfield Road, Horsham, West Sussex, RH12 1TE

### **DESCRIPTION:**

Erection of a single storey side extension, erection of a front porch and installation of a dormer to the east elevation.

### **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

#### **Horsham Blueprint Business Neighbourhood Plan (HBBNP) 2019 – 2036:**

Policy HB3: Character of Development

Policy HB4: Design of Development

#### **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](http://www.horsham.gov.uk).

#### **Consultations:**

**Southern Water:** No Objection

#### **Neighbourhood Council Comments:**

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:**

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.

Policy HB3, Character of Development, of the Horsham Blueprint Business Neighbourhood Plan states that, "Development is expected to preserve and enhance the Character Area in which it is located. The design of new development should take account of the local context and reflect the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area. Innovation in design will be supported, however, where this demonstrably enhances the quality of the built form in a character area".

Policy HB4, Design of Development, of the Horsham Blueprint Business Neighbourhood Plan states that – "Development is expected to demonstrate a high quality of design, which responds and integrates well with its surroundings"

The application seeks planning permission for the erection of a single storey side extension, erection of a front porch and installation of a dormer to the east elevation. The proposed single storey side extension would not result in any harmful loss of openness between the site and neighbouring property and together with the front porch represent clearly subservient additions of an appropriate design, form and siting. The front and side additions would not stand out as intrusive or unduly dominant in views along Cricketfield Road and no wider visual impacts are anticipated.

The proposal also includes the installation of a dormer to the side (east) elevation which would be visible in short to medium views along Cricketfield Road. Amended plans have been received during the course of the application to add a double pitched roof above the structure. While the dormer is of limited design merit, the visual impact would be reduced by the set back from the front elevation of the building and the use of matching materials to the dormer sides. The dormer would be reasonably well contained within the side roof slope of the dwelling and taking into account the above, it is considered that no significant impact on the visual amenity of the site and surrounding area would result from the proposal. It is considered that given the mixture of building forms and design making up the dwellings within the vicinity the proposals would not therefore have a detrimental effect on the appearance of the dwellinghouse or the wider area.

The proposals in their entirety would be clearly subservient additions and are 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.

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

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 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 to be used in the development hereby permitted shall strictly accord with those indicated on the application form received 02.02.2026.

Reason: To enable the Local Planning Authority to control the development in detail 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 dormer windows hereby permitted shall be fitted with obscured glazing. Once installed the obscured glazing 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.

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**Plans list for: DC/26/0184**

(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 |
|-----------------|-------------------------------------------------|----------------|---------------|
| Location plan   |                                                 | NONE           | 16.02.2026    |
| Site plan       |                                                 | NONE           | 16.02.2026    |
| Floor plan      | Existing and proposed ground floor              | 1              | 02.02.2026    |
| Elevation plan  | Existing and proposed front and rear elevations | 2 A            | 14.04.2026    |
| Floor plan      | Existing and proposed first floor               | 3              | 02.02.2026    |
| Elevation plan  | Existing and proposed sides                     | 4 A            | 14.04.2026    |
| Supporting Docs | Application Form                                | NONE           | 02.02.2026    |

**DELEGATED**

Case Officer sign/initial     Marie Riggs     Date: 21.04.2026

Authorising Officer sign/initial     Guy Everest     Date: 21.04.2026