



**Horsham
District
Council**

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0819

9 Easton Crescent, Billingshurst, West Sussex, RH14 9TU

DESCRIPTION:

Erection of a part first floor side and front extension, single storey rear extension, conversion of garage into habitable living space and new and altered fenestration.

RELEVANT PLANNING HISTORY:

None relevant

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 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets

Policy 41 - Parking

Billingshurst Parish Neighbourhood Plan 2019 – 2031

Bill 1 - Billingshurst Built-Up Area Boundary

Bill 2 - Housing Design and Character

Billingshurst Parish Design Statement

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

Policy 9: Water Neutrality

Policy 17: Green Infrastructure and Biodiversity

Policy 19: Development Quality

Policy 20: Development Principles

Policy 21: Heritage Assets and Managing Change within the Historic Environment

Policy 25: Parking

Policy 46: Ancillary Accommodation

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:

HDC Conservation: Advice

Southern Water: Advice, condition recommended

Parish Comments:

Billingshurst Parish Council: None received

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.

Policy 2 of the Billingshurst Neighbourhood Plan states that development should be guided by the Billingshurst Parish Design Statement and, where practicable, should among other things, reflect the scale and local vernacular of the surrounding buildings and use materials that are in keeping with those used in existing buildings in the immediate locality.

The application site comprise a detached two-storey 3 bedroom dwelling located to the east side of a residential cul-de-sac. The dwelling features a dual pitched main roof, gabled to the front, and a side integrated garage (northwest) with a side facing gabled dual pitched roof, which includes a front facing dormer window with pitched roof serving a first-floor bedroom. Existing materials are facing brickwork, yellow/ brown soldier course and cills, red/ brown vertical hung tiles, plain concrete roof tiles (brown/ grey) and white UPVC casement windows.

The host dwelling sits forward of the neighbouring dwelling to the north (no.8). To the northwest is the end of the cul-de-sac where no.7 is located and faces onto the front and north side of the host dwelling.

The garage front is set back from the front elevation of the dwelling and as such allows an off-street parking space for a single vehicle on a small open driveway.

The street scene is characterised by detached two storey dwellings of similar design with open small front curtilage space. The site is within the Billingshurst BUAB and the boundary of the Billingshurst Conservation Area runs along part of the rear boundary of the application site.

Planning permission is sought to erect a part first-floor side and front extension, over and in front of the existing attached garage to the north side. The front elevation would be brought over existing driveway to be level with the main front elevation of the house. The extension would create a gambrel pitch to

the northern side elevation in place of the existing open gable, sitting perpendicular from the existing front and rear facing gabled roof. Three flat roofed dormers are proposed within the roof of the extension: one to the front and two to the rear, replacing the existing pitched roof dormer to the front of the dwelling.

In addition, two new first-floor side windows (northwest elevation) are proposed, both new side windows to serve bedrooms, with, three new ground floor side windows (northwest elevation) proposed to serve kitchen and living space. The existing garage and part of the driveway space to be converted to habitable living space with new ground floor window also to the front elevation. New additional windows to be white upvc casement style to match. Furthermore, a single-storey flat-roofed rear extension is proposed the full width of the dwelling to provide extended kitchen/dining space with aluminium (grey colour) sliding/ bi-fold doors to the rear. Materials proposed are brickwork and roof tiles to match existing, with flat-roof materials for the added flat-roofing.

The proposed extension to the first floor would be set at a similar height, below the ridge of the taller portion of the roof of the dwelling, therefore illustrating a level of subservience in relation to the main dwelling. However, it would result in the introduction of a roof form not present within the street or wider surrounding area, and thus would appear uncharacteristic and out of context in this setting. Furthermore, given the street has a varied building line, in which the application site is set forward of the principle elevation of the neighbouring dwelling to the north, the first floor extension would not be concealed from public view. Ultimately, the extension would appear overtly conspicuous within this setting.

In terms of the other aspects of the proposal: there is no objecting in principle to the siting of two dormers to the rear roofslope of the dwelling. Whilst it would be preferred to incorporate pitched roof dormers, the dormers as proposed are modest in scale and would sit comfortably on the roof (notwithstanding the appearance of the proposed gambrel roof). Similarly: the rear ground floor extension is of a scale and projection that would not appear out of context in the setting of this dwelling.

Policy 33 of the HDPF notes that proposals should “ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings.” The proposal overall would introduce an incongruous development considered to be of a design, layout and scale that is not acceptable in this case to the character and appearance of the existing dwelling and wider area. It is therefore considered that the visual impact of the proposal is not supportable for approval and would not compliant with the policy 33 of the HDPF.

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 proposed development would introduce new side elevation windows, at first floor and ground floor level, serving bedroom and living spaces which would introduce new overlooking to the front amenity spaces of neighbouring dwellings to the north. Whilst it is appreciated that the area the windows would overlook would be a neighbouring front garden, this is nonetheless still considered private amenity space, thus the inclusion of two more windows on this elevation at first floor level would increase the opportunity of overlooking that would be detrimental to neighbouring occupants. Whilst Officers recognise that the existing dwelling already includes a window at the first floor side elevation: this window serves an en-suite and therefore comprises obscure glazing.

It is considered that the proposed development and the resulting relationship with adjoining properties would introduce unacceptable harm to neighbouring amenity by means of adverse overlooking. As such, the impact on neighbouring amenity in this case is not considered to be compliant with policy 33 of the HDPF.

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 Refused

Reasons:

- 1 The proposed first floor extension, by virtue of its design, would appear out of context to the character and appearance of the existing dwelling and wider area, which would appear as an incongruous addition to the host dwelling in this setting, and would be read as a visually discordant addition, contrary to Policy 33 of the Horsham District Planning Framework (2015).
- 2 The proposed first floor extension would introduce unacceptable harm to neighbouring amenity to the private residential amenity space serving no.8 Easton Crescent by way of overlooking, contrary to Policy 33(2) of the Horsham District Planning Framework (2015).

Plans list for: DC/26/0819

Schedule of plans/documents **not approved:**

Plan Type	Description	Drawing Number	Received Date
Block plan	Existing and proposed	EC/B/2/26/PL/L01	19.05.2026
Floor plan	Existing and proposed first	EC/B/2/26/PL/L11	19.05.2026
Elevation plan	Existing and proposed front	EC/B/2/26/PL/L20	19.05.2026
Floor plan	Existing and proposed ground	EC/B/2/26/PL/L10	19.05.2026
Location plan		MFW/SG/25/PL/LP 01	19.05.2026
Elevation plan	Existing and proposed rear	EC/B/2/26/PL/L21	19.05.2026
Elevation plan	Existing and proposed side 1	EC/B/2/26/PL/L22	19.05.2026
Elevation plan	Existing and proposed side 2	EC/B/2/26/PL/L23	19.05.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 08.07.2026

Authorising Officer sign/initial RHERMITAGE Date: 13.07.2026