Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0251
142 Brighton Road, Horsham, West Sussex, RH13 6EY

DESCRIPTION:
Erection of a single storey side extension, replacement roof to existing conservatory and replacement tiles.

RELEVANT PLANNING HISTORY:

DC/19/0977	Erection of a single storey side extension and insertion of circular window to front gable.	Application 13.08.2019	Permitted on
DC/25/0249	Conversion of roof space, with side and rear dormer and front rooflights (Lawful Development Certificate - Proposed).	Application 16.04.2025	Permitted on
DC/04/2303	Conversion of roofspace including 2 rear dormer windows and erection of conservatory	Application 14.12.2004	Permitted on
HU/79/74	Utility room, toilets and bedroom. Comment: And b. regs. (From old Planning History)	Application 12.03.1974	Permitted on
HU/67/59	Bedroom to bathroom and w.c. (From old Planning History)	Application 10.03.1959	Permitted on
HU/46/59	Vehicular access and dropped kerb (From old Planning History)	Application 10.03.1959	Permitted on

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
Policy 34 - Cultural and Heritage Assets

Horsham Blueprint Business Neighbourhood Plan 2019-2036:
Policy HB3- Character of Development
Policy HB4- Design of Development
Policy HB5- Energy Efficiency and Design

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment

Horsham Town Design Statement

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: No Objection

The Council's Conservation Officer has raised no objection, expressing that the proposed alterations will not impact the neighbouring listed and locally listed buildings.

Natural England: Standing Advice:-

It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

Southern Water: No Objection

Parish Comments:
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 34 of the HDPF states that development should reinforce the special character of the historic environment through appropriate siting, scale, form and design; and should make a positive

contribution to the character and distinctiveness of the area. Proposals should preserve and ensure clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials.

Policies HB3, HB4 and HB5 of the HBBNP seeks to ensure that developments have high quality of design and be energy and water efficient. Local character shall also be respected to integrate with its surrounding built form.

The application site comprises a two-storey semi-detached house in an elongated plot at 142 Brighton Road, within the designated Horsham built up area. A number of buildings of historic significance are located of proximity to the application site, including three Grade II listed buildings across the highway at 51, 53 and 55 Brighton Road, and a Locally Listed Building five plots to the north-west of the site at 132 Brighton Road.

The application relates to the proposed erection of a single storey side extension, replacement roof to existing conservatory, and replacement roof tiles.

A planning application for the erection of a single storey side extension and a loft conversion, DC/19/0977 has been approved in 2019 but construction has not been carried out. The proposed single storey side extension with a dual-pitched roof in this application appears similar to that approved in DC/19/0977, which would be a garage fully attached to the side elevation of the existing dwelling.

The proposed side extension / garage would be set back from both the principal and rear elevations of the host dwelling. The existing conservatory would also be altered with internal alterations as well as a replacement composite roof with two rooflights. The proposed side extension / garage would provide internal access to the dwellinghouse through the conservatory, and a rear door would also be installed providing access to the rear garden of the site.

Brickwork matching that of the existing dwelling is also proposed for the side extension / garage. The proposed side extension / garage is considered subservient to the host dwelling and of a material that is acceptable to the character and appearance to the host dwelling and the built environment. The proposed replacement roof of the existing conservatory is not considered to result in any adverse impacts to the character and appearance of the host dwelling and the surrounding built environment.

The proposed replacement slate roof tiles for the dwellinghouse, as well as the proposed use of slate tiles for the side extension are considered acceptable.

Additionally, the existing flat-roofed two-storey rear extension, currently with red brickwork in appearance, would be rendered. Render is used for both the side and parts of the rear elevations of the existing dwellinghouse. Rendering the existing two-storey rear extension would result in an appearance sympathetic with the rest of the rear and side elevations of the dwellinghouse and is considered acceptable.

The proposed installation of a round window at the front gable is also considered acceptable to the character and appearance of the existing dwellinghouse and the surrounding built environment.

The proposed development is not considered to result in harm to the interests of nearby historical assets listed buildings.

The proposal would be a clearly 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, 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.

Cumulative Impacts from DC/25/0249

DC/25/0249, a Lawful Development Certificate application for the proposed conversion of roof space with side and rear dormers and front rooflights at the same address has been approved on 16 April 2025. Whilst it is unknown whether both proposed developments would take place, cumulative impacts of both proposals are taken into account as part of this proposal.

The proposed side extension / garage is considered of an appearance and character sympathetic to the architecture of the host dwelling. The proposed replacement roof to the conservatory, installation of an additional window at the principal elevation, rendering of the two-storey flat-roofed rear extension and replacement of roof tiles are considered minor and would not result in a significant material change to the appearance of the host dwelling, nor would it result in any unacceptable impacts to neighbouring amenity.

The proposed loft conversion under DC/25/0249 are considered large and bulky additions which are not considered subservient to the host dwellinghouse, and would be harmful to the character and appearance of the dwelling. However, such proposal has been approved under permitted development. With the proposals in this application considered subservient and in keeping with the character of the dwellinghouse, no additional impacts to visual and neighbouring amenity would result, and is therefore considered acceptable, in accordance with Policies 32 and 33 of the HDPF, as well as HB3 and HB4 of the HBBNP.

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 and approved plans.

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).

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/25/0251

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Existing	WPD0725/A/31 REV B	31.03.2025
Floor plan	Existing roof	WPD0725/A/30 REV A	19.02.2025
Location & Block plan		WPD0725/A/03 REV A	19.02.2025
Elevation plan	Proposed	WPD0725/A/33 REV A	19.02.2025
Floor plan	Proposed roof	WPD0725/A/32 REV A	19.02.2025

DELEGATED

Case Officer sign/initial Joshua Lee Date: 07.05.2025

Authorising Officer sign/initial RHERMITAGE Date: 13.05.2025