Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1998
14 Lower Station Road, Billingshurst, West Sussex, RH14 9SX

DESCRIPTION:

Erection of a two-storey side extension and single-storey rear extension and pitched roof over bay window to the front elevation.

RELEVANT PLANNING HISTORY:

DC/25/1907	Conversion of garage into an annex.	Application Permitted on 15.01.2026

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
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 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:

Parish Comments:

Billingshurst Parish Council: Neutral response to this application, in that they saw no cause for objection to the plans as submitted.

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 Bill 2 of the Billingshurst Parish Neighbourhood Plan states that development proposals should be guided by the Billingshurst Parish Design Statement and, where practicable, should incorporate features appropriate to their scale and nature into the overall design of development.

The application site is located west of Lower Station Road within the Billingshurst built-up area boundary. No.14 is a detached two bed dwelling with dual pitched roof gabled to the front and rear. An existing large flat roofed dormer is positioned on the side south facing roof slope. An existing south side single-storey extension has a flat-roof, and the existing dwelling also has a rear single-storey mono pitch extension. A driveway runs along the southern boundary of the site providing off street parking and runs to a rear garage annex building permitted for conversion under DC/25/1907. The main dwelling is set back from the highway within its curtilage and there is evidence of extensions to dwellings in the area.

Planning consent is sought for the erection of a two-storey side extension and single storey rear extension and pitched roof over bay window to the front elevation. An additional roof gable would be provided to the front and rear with cross roof ridge set below the main original roof ridge. Proposed materials are facing brickwork to match existing and slate tile roof. An additional front and rear first-floor window would serve an additional bedroom to the front and rear, and a first-floor side window (obscure glazed) is to serve a bathroom. The proposal would result in a 4-bed dwelling (from 2 bed) and enable a new kitchen and utility area to the ground floor. Also, a single storey rear extension would be set under a mono pitch roof to match and join the existing mono pitch roof at the rear. In addition, an existing mono pitch roof at the front is to be extended to the edge of the external wall and a new bay window inserted at the front ground-floor to match an existing unchanged ground-floor front bay window.

The proposal would overall represent subservient additions and are considered to be of a design, form and scale which is acceptable 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 extensions and the resulting relationship with adjoining properties, given the existing arrangement, would be sufficient to prevent any unacceptable harm to neighbouring amenity. It is noted that no neighbouring representations of objection have been received.

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 180 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 and finishes of the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

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/25/1998
(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 & Block plan	Site Location & Block Plan	DE1372/H/01 REVISION P1	04.12.2025
Roof plan	Proposed Roof Plan	DE1372/H/05 REVISION P1	04.12.2025
Floor plan	Proposed Floor Plans	DE1372/H/04 REVISION P1	04.12.2025
Elevation plan	Proposed Elevations	DE1372/H/06 REVISION P1	04.12.2025
Block plan	Proposed Block Plan	DE1372/H/04/1 REVISION P1	04.12.2025
Floor plan	Existing Floor Plans & Roof Plan	DE1372/H/02 REVISION P1	04.12.2025
Elevation plan	Existing Elevations	DE1372/H/03 REVISION P1	04.12.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 22.01.2025

Authorising Officer sign/initial Tamara Dale Date: 28.01.2026