Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

OFFICER CHECKLIST	
WEEK ONE (Date Valid)	**23rd September 2026**
Check Neighbours	☒
Check Consultations (including newts) / Press List	☒
Check Description, Plans and Supporting Documents	☒
Print and Display Site Notice (if required)	☐
WEEK TWO (+7)	**30th September 2026**
Visit Site or request site visit photos (in accordance with Site Visit Guidance Note)	☒
Draft HRA / AA if necessary. If the water statement is insufficient discuss with TL / PPO whether to discuss / accept amendments to the strategy.	☐
Instruct Legal if s106 required (with prior TL / PPO agreement)	☐
WEEK THREE (+14)	**7th October 2026**
If amendments are likely to be needed discuss with TL / PPO (N.B. Only minor amendments will be accepted in accordance with the Amendment Guidance). When requesting amendments give clear deadline (i.e. start of week 5).	☐
WEEK FOUR (+21)	**14th October 2026**
If no amendments required, contact agent / applicant with update on progress.	☒
Confirm whether delegated or committee decision (re: parish and neighbour representations)	☒
WEEK FIVE (+28)	**21st October 2026**
14-day re-consultation letters to be sent on any amended plans	☐
Prepare draft report	☒
WEEK SIX (+35)	**28th October 2026**
Check 35-day Cllr call-in for Committee	☒
If decision based on original plans, report to be drafted and submitted for sign off	☒
WEEK SEVEN (+42)	**4th November 2026**
If decision based on amended plans, report to be drafted and submitted for sign off	☐
Reason for EOT	☐

APPLICATION NO./ADDRESS:

DC/26/1519
Bower House, Cross Lane, Barns Green, Horsham, West Sussex, RH13 0QF

DESCRIPTION:

Insertion of rear window and door, and side window.

RELEVANT PLANNING HISTORY:

No relevant planning history

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

Barnes Green & Itchingfield Neighbourhood Plan 2024-2031
Policy 12 – Design

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Quality
Policy 20: Development Principles

The Local Plan is currently at examination, where the Inspector's letter dated 30.10.2026 concludes that the plan is sound, subject to the proposed main modifications and the limited number of further changes discussed within the letter. The final report from the Inspector is anticipated to be received in January 2027, where changes to the draft Schedule of Main Modifications will need to be published for consultation. Given this letter and the status of the Local Plan, the policies contained within the Horsham District Local Plan 2023-2040 (HDLP) are considered to be of significant weight.

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:

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:

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

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that extensions should not be disproportionate to the size of the existing dwelling, and should be in keeping with the scale and character of the existing dwelling. The policy also states that the cumulative impact of existing extensions will be taken into account.

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 12 of the Barns Green and Itchingfield Neighbourhood Plan states that as appropriate to their scale, nature and location, development proposals will be supported where their character and design meets the following criteria:

- Are of high-quality design and layout;
- Contribute positively to the private and public realm to create a sense of place;
- Respect the character and scale of the surrounding buildings and landscape;
- Protect open spaces and gardens that contribute to the character of the area;
- Protect the identity and character of Barns Green and Itchingfield;
- Do not cause unacceptable harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight, sunlight and security;
- Create safe, accessible and well connected environments Protect existing landscape features and contribute to the parish's Green Infrastructure network;
- Incorporate the use of local materials which are appropriate to the existing housing stock; Positively respond to the local vernacular character of the parish.

Strategic Policy 13 of the HDLP states that the natural environment and landscape character of the District, including the landscape, landform and development pattern, together with protected landscapes and habitats, will be protected against inappropriate development. The Council will expect development proposals to be landscape-led from the outset so that they can clearly inform the design and layout. Proposals will also be required to protect, conserve and enhance the landscape and townscape character, taking into account key features/areas identified as landscape importance, whilst ensuring development responds to individual settlement characteristics, and avoids coalescence where it would erode that character and sense of place.

Strategic Policy 19 of the HDLP states that high quality and inclusive design of all development in the District will be required based on a clear understanding of the local, physical, economic, environmental and policy context. In order to conserve and enhance the natural and built environment, and deliver beautiful and sustainable buildings and places, development should make efficient use of land and optimise the provision and use of buildings and open spaces within a site, taking into account the character, appearance and needs of the site itself, together with the appearance and needs of the surrounding area. Development should ensure that the scale, massing and appearance of the development is of a high standard of design and layout and relates sympathetically with the built surroundings, heritage, landscape, open spaces and routes within and adjoining the site. Proposals should use high standards of building materials, detailing, finishes and landscaping.

Bower House is a detached dwelling located on Cross Lane, Barns Green. The site lies outside the built-up area boundary within a semi-rural setting characterised by detached dwellings set within spacious plots. The property benefits from extensive garden space and is well screened by mature trees and boundary planting, with substantial separation distances to neighbouring properties.

Permission is sought for the insertion of a rear window and patio doors to the rear elevation, together with a first-floor side window. The new openings would be formed within existing external walls and finished in materials to match the existing dwelling.

The proposed alterations are modest in scale and would appear as sympathetic additions to the existing dwelling. Given the limited nature of the works and the substantial screening provided by mature vegetation surrounding the site, the development would not appear visually intrusive and would preserve the character and appearance of the dwelling and surrounding rural area.

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.

Strategic Policy 19 of the HDLP states that proposals should provide and retain a good standard of amenity for existing and future occupants of the proposed site. Proposals should avoid unacceptable harm to the amenity of existing and future occupiers or users of nearby property and land, for example due to overlooking, overdominance or overshadowing, light pollution, noise, odour and/or vibration, and having regard to the sensitivities/impact of surrounding development.

The new rear window and patio doors would provide outlook over the applicant's own garden and would not result in harmful overlooking of neighbouring properties. Similarly, the proposed side window would not give rise to unacceptable overlooking due to the significant separation distances between dwellings and the presence of substantial boundary vegetation and mature trees.

The development would not result in any material loss of privacy or amenity for neighbouring occupiers and is therefore considered acceptable in this regard.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, the development site area is less than 0.2 hectares and is therefore exempt under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2026.

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 meet a defined criteria.

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.

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/26/1519

(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 & Site plan	Site Block Plan & Site Location Plan	DE1426/01 REVISION P2	23.09.2026
Plans	Proposed Floor Plans & Elevations	DE1426/03 REVISION P1	08.09.2026
Plans	Existing Floor Plans & Elevations	DE1426/02 REVISION P1	08.09.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 06/11/2026

Authorising Officer sign/initial Tamara Dale Date: 17/11/2026