



PLANNING COMMITTEE REPORT

TO: Planning Committee

BY: Head of Development and Building Control

DATE: 7th April 2026

DEVELOPMENT: Erection of front porch extension and alterations to the front roof line.

SITE: 4 Silver Lane, Billingshurst, West Sussex, RH14 9RG

WARD: Billingshurst

APPLICATION: DC/26/0019

APPLICANT: **Name:** Mr and Mrs P Dickinson **Address:** 4 Silver Lane, Billingshurst, West Sussex, RH14 9RG

REASON FOR INCLUSION ON THE AGENDA: The applicant is a Council employee.

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 Planning permission is sought for the replacement of the existing glazed front porch with a new porch extended forward to align with the front elevation of the garage.
- 1.2 The proposal incorporates alterations to the front roof line whereby the existing pitched roof over the garage would extend over the enlarged porch, and would replace the front-facing first-floor window serving the staircase. Two Velux roof lights would be inserted, and the internal staircase reconfigured. Concrete profiled roof tiles are to be used to match existing. Brickwork and clay tile hanging is also to match existing house.

DESCRIPTION OF THE SITE

- 1.3 The application site contains a detached two-storey dwelling which is set back south of Silver Lane within the Billingshurst built-up area boundary.
- 1.4 The original dwelling has a dual pitched roof, gabled at the sides, and contains an integrated single garage which projects forward of an attached glazed porch with mono-pitched roof. The driveway provides off-street parking space for up to 4 cars.

- 1.5 The dwelling has previously been extended, and the street scene is characterised by detached two storey dwellings of varying design and materials and there is evidence of extensions and alterations to dwellings in the area.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

- 2.2 The following Policies are considered to be relevant to the assessment of this application:

2.3 **National Planning Policy Framework:**

2.4 **Horsham District Planning Framework (HDPF 2015):**

Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 41 - Parking

2.5 **Billingshurst Parish Neighbourhood Plan 2019 – 2031**

Bill 1 - Billingshurst Built-Up Area Boundary
Bill 2 - Housing Design and Character

2.6 **Billingshurst Parish Design Statement**

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

Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Strategic Policy 24: Sustainable Transport
Policy 25: Parking

2.8 **Planning Advice Notes:**

Facilitating Appropriate Development
Biodiversity and Green Infrastructure

2.3 **PLANNING HISTORY AND RELEVANT APPLICATIONS**

DC/11/0227	Non-material amendment to permission Ref. No. DC/10/2232 consisting of revised first floor external materials	Application Permitted on 18.03.2011
DC/10/2232	Two storey and single storey extension to rear	Application Permitted on 09.12.2010
BL/30/02	Two storey rear extension Site: 4 Silver Lane Billingshurst	Application Permitted on 26.04.2002
BL/82/95	Conservatory Site: 4 Silver Lane Billingshurst	Application Permitted on 12.09.1995

3. OUTCOME OF CONSULTATIONS

- 3.1 Where consultation responses and representations 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 <https://www.horsham.gov.uk/planning/planning-applications/view-and-comment-on-planning-applications>.

CONSULTATIONS

3.2 Representations:

None received

3.3 Parish Comments:

Billingshurst Parish Council: Neutral

3.4 Member Comments:

None received

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

4.1 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.

4.2 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.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

6.1 The application has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties and available images. These details were considered sufficient to allow the application to be properly considered and determined

Design and Appearance:

6.2 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.

6.3 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.

- 6.4 The proposed extension would be of a similar form and appearance to the main dwelling, forming a seamless extension to the front elevation. The materials would match the existing, with the roof lights considered to be of an appropriate size and proportion within the roof slope.
- 6.5 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.

Residential Amenity:

- 6.7 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.
- 6.8 It is considered that extended porch and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity, with no new intrusive overlooking to neighbouring properties and land created. No driveway parking space would be lost with the off-street parking spaces remaining sufficient for the property.

Water Neutrality:

- 6.9 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 (BNG):

- 6.10 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

- 6.11 The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

7. RECOMMENDATIONS

Conditions:

1 Approved Plans

- 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).

8. **USE OF AI**

- 8.1 This report has not been prepared with the support of artificial intelligence tools.