



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0189

5 School Hill, Warnham, West Sussex, RH12 3QN

DESCRIPTION:

Replacement of roof covering on rear extension, and installation of in-roof solar panels.

RELEVANT PLANNING HISTORY:

DC/23/0853	Removal of existing conservatory and erection of a single storey rear extension. Partial garage conversion including installation of 1no. window on the ground floor at the rear, and installation 3no. rooflights.	Application 04.07.2023	Permitted	on
DC/23/1333	Fell 1 x unknown tree.	Application 30.08.2023	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

Policy 35- Strategic Policy: Climate Change

Policy 36 - Strategic Policy: Appropriate Energy Use

Warnham Neighbourhood Development Plan 2017-2031:

Policy W5: Design of residential development

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

Policy 19: Development Quality

Policy 20: Development Principles

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

Policy 24: Sustainable Transport

Parish 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:

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.

HDC Conservation Area: Advice

5 School Hill sits within the Warnham Conservation Area, helping to frame the village green. It is a positive contributor to the character of the conservation area. It is noted that the proposed works would be to a modern extension to the rear, replacing the existing roofing material. Whilst the use of Horsham stone would ideally be used as a natural, local material, it is understood that the stone has increasingly been difficult to source, and the existing material is already a stone substitute. Therefore no objection would be raised particularly as the replacement material would be constructed with diminishing courses.

In terms of the solar panels, the setting in of the panels would reduce the wider visual impact of the panels. The panels would also be in a less conspicuous position to the rear, and therefore it would be considered that they would have neutral impact on the conservation area, which should be balanced against the benefit of energy efficiency.

It would be suggested however that a cross section is submitted showing the construction details for the panels and how they would be weather proofed into the roofing material, including the extent of any flashing etc.

Note: further information received- no need for condition following the submission of this information.

Parish Comments:

No objection

Representations:

1 representation has been received, supporting the application for the following reasons: -

- The adjoining neighbour raises no objection, noting that roof is in need of renewal and the solar panels would not be visible from the public realm or their property. The panels will be recessed into the roof to minimise any impact.

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

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 the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets, stating that development within a Conservation Area will only be permitted if the proposal would preserve or enhance the Conservation Area.

Policy W5 of the NP states that development will be supported where they demonstrate high quality design that is in keeping with the scale and existing character of buildings and layout in the area.

The application seeks planning permission for the replacement of roof covering on rear extension, and installation of in-roof solar panels. The solar panels would be well contained within the western roof slope and give the modest projection from the plane of the roof and their siting, the additions would not appear intrusive or unduly dominant additions to the building or the Warnham Conservation Area. Further details of the solar panels were received detailing the panels and their interaction with the roof of the dwelling. Following further consultation with the Council's Conservation Officer, no objection / request for further details was raised or required. The proposal is therefore considered to be sufficiently sympathetic to the visual amenities of the site and wider surrounds and no adverse impact on the setting of the conservation area would arise.

The proposed replacement of the roof covering would not adversely impact the structure or appearance of the existing building or the wider surroundings. It is considered that given the mixture of dwelling and building forms within the vicinity, the works would not have a detrimental impact on the host building. It is noted that the replacement roof covering would potentially improve weather proofing and thermal efficiency of the building without adversely affecting the character and appearance of the existing building and the wider 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.

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.

Other Considerations

Policy 35 of the HDPF states that development will be supported where it makes a clear contribution to mitigating and adapting to the impacts of climate change and to meeting the District's carbon reduction targets. Measures which should be used to mitigate the effects of climate change includes improved energy efficiency in new developments; and the use of decentralised, renewable and low carbon energy supply systems.

The installation of in-roof solar panels is considered to aim to reduce the applicant's dependence on centralised and carbon-based energy by introducing the use of decentralised renewable energy, contributing to the efficient and sustainable use of resources. This would be a clear benefit of the scheme and would be supported by the above policy.

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 to be used in the development hereby permitted shall strictly accord with those indicated on the submitted plans and application form.

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/26/0189

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	03.02.2026
Site plan	Existing	NONE	03.02.2026
Elevation plan	Existing Front & Rear Elevations	NONE	03.02.2026

Elevation plan	Existing Side Elevations	NONE	03.02.2026
Roof plan	Existing Roof Plan	NONE	03.02.2026
Site plan	Proposed Site Plan	NONE	03.02.2026
Elevation plan	Proposed Front and Rear Elevations	NONE	03.02.2026
Elevation plan	Proposed Side Elevations	NONE	03.02.2026
Roof plan	Proposed Roof Plan	NONE	03.02.2026
Supporting Docs	Solar Panel Details	NONE	30.03.2026
Design & Access Statement	Design, Access & Heritage Statement	NONE	03.02.2026

DELEGATED

Case Officer sign/initial Marie Riggs Date: 08.04.2026

Authorising Officer sign/initial RHERMITAGE Date: 13.04.2026