



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1914

Upper Westbrook Farm, Bognor Road, Broadbridge Heath, West Sussex, RH12 3PT

DESCRIPTION:

Erection of a front porch and single storey rear extension. Conversion of loft into habitable living space with balcony. Erection of a storage building.

RELEVANT PLANNING HISTORY:

WN/5/01	Prior notification to erect an agricultural building for storage of hay and straw	Application Permitted on 01.02.2001
WN/47/02	Site: Upper Westbrook Farm Bognor Road Broadbridge Heath Single-storey rear extension	Application Permitted on 23.07.2002
DC/05/2415	Site: Upper Westbrook Farm Bognor Road Broadbridge Heath Erection of pole barn (Agricultural Prior Notification)	Application Permitted on 28.11.2005
DC/06/1297	Demolition of existing barn and erection of 1 dwelling (Outline)	Application Refused on 26.07.2006
DC/11/1452	Alterations to existing detached dwelling to form loft extension and associated work	Application Permitted on 31.08.2011
DC/12/0648	Retrospective permission for siting of 8 bell type tents between May and October.	Application Permitted on 20.06.2012
DC/14/1303	Retrospective application for minor residential curtilage extension to south and east side of main dwelling and retention of office/shed, summer house, potting shed, tool shed and storage shed	Application Permitted on 05.12.2014

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
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 40 - Sustainable Transport
Policy 41 - Parking

Neighbourhood Plan:

Warnham Parish Neighbourhood Plan was formally made on 26 June 2019.

Policy W5: Design of residential development

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 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

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:

Southern Water: No Objection

Parish Comments:

No Objection

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 W5 of the Warnham Neighbourhood Plan states residential development will be supported if the proposals are designed to respect the surrounding landscape, important views, the local streetscape and nearby heritage assets, while ensuring that the scale and character of the development fit appropriately within the existing context. They will not result in any unacceptable loss of amenity for neighbouring properties, avoiding issues such as loss of privacy, reduced daylight or visual intrusion. Overall, the scheme demonstrates high-quality design that aligns with the established scale, character and layout of buildings in the area.

The application seeks consent for a front porch, single-storey rear extension, loft conversion incorporating a balcony, and the erection of an agricultural storage building.

The proposed porch is limited in footprint and height and would be read as a minor addition to the principal elevation. Its scale, simple pitched roof form and domestic detailing reflect the host dwelling. It would not appear visually dominant nor disrupt the established frontage.

The rear extension projects modestly from the host dwelling and remains subordinate in height, maintaining a clear visual hierarchy. As shown on the submitted floor and elevation drawings, the extension adopts matching roof pitch, ensuring continuity with the existing built form. Given its siting to the rear, public visibility would be limited, and wider landscape character preserved.

The loft conversion utilises the existing roof space, incorporating roof-lights/dormer features and a balcony element. The elevational drawings demonstrate that the additions are contained within the roof form and do not result in excessive bulk or ridge alteration. The balcony is modest in projection and positioned to the rear, limiting visual intrusion. The design remains consistent with rural residential character and does not introduce incongruous contemporary elements that would jar with the host property.

The proposed storage building is sited within the established farm complex, as shown on the site and block plans. Its footprint and linear form reflect a typical rural storage structure. The building measures approximately 13m in length with a relatively shallow depth and simple pitched roof design, as illustrated on the plan and elevations. External materials are indicated as timber cladding and sheet roofing, appropriate to an agricultural setting and consistent with existing outbuildings on site. In response to this proposed addition, Condition 4 requires the removal of existing buildings upon occupation of the new structure, preventing overdevelopment and the proliferation of built form. This ensures the proposal results in a neutral or improved visual outcome overall.

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.

The dwelling occupies a farmstead setting with generous separation distances to neighbouring properties. Given the single-storey scale and rear siting, the extension would not give rise to overshadowing, loss of outlook, or overbearing impacts. While balconies can introduce overlooking, in this instance the balcony is rear facing, benefitting from rural spacing and there are no immediate neighbouring dwellings within harmful distance. Any views would be across the applicant's land and agricultural surroundings rather than private residential curtilages.

The storage building is located within the functional farm area and screened by existing structures and landscape features. Its agricultural use (restricted by condition) limits activity levels, noise and disturbance. Overall, no unacceptable harm to residential amenity would arise, and the scheme complies with Policy 33.

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 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).

- 4 **Post-Occupation Condition:** Upon the occupation of the building hereby permitted the existing building(s) indicated on plan CD/CT/04 shall cease to be used for any purpose whatsoever and within a period of 3 months thereafter such existing building(s) shall be demolished (including the removal of foundations) all materials arising from such demolition removed from the site and the site of the demolished building restored to grass.

Reason: The retention of existing buildings together with the new buildings would result in the proliferation of buildings on the site, detracting from the character of the area which would be contrary to Policy 33 of the Horsham District Planning Framework (2015).

- 5 **Regulatory Condition:** The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Upper Westbrook Farm as a dwelling and shall not be used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 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/25/1914

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Agricultural storage building	04	11.12.2025
Block plan		NONE	21.11.2025
Location plan		NONE	03.03.2026
Elevation & Floor plan	Existing	01	21.11.2025
Elevation & Floor plan	Proposed	02	21.11.2025
Roof plan	Proposed	03	21.11.2025
Supporting Statement	Planning	NONE	11.12.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 03.03.2026

Authorising Officer sign/initial RHERMITAGE Date: 06.03.2026