



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1291

The Spinney, Melrose Place, Storrington, West Sussex, RH20 3HH

DESCRIPTION:

Erection of a single-storey rear extension.

RELEVANT PLANNING HISTORY:

AS/25/94	Front extension to lounge Site: The Spinney Melrose Place Storrington	Application 21.10.1994	Permitted	on
AS/14/81	Back addition and new bathroom (From old Planning History)	Application 15.04.1981	Permitted	on
AS/35/78	Kitchen extension with new back door (From old Planning History)	Application 08.12.1978	Permitted	on
AS/18/72	Extension to form lobby, shower room and breakfast room (From old Planning History)	Application 25.04.1972	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

Storrington Sullington and Washington Neighbourhood Plan:

Policy 14 Design

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

Policy 17: Green Infrastructure and Biodiversity

Policy 19: Development Quality

Policy 20: Development Principles

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:

None received

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:

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 14, Design, of the SSWNP states that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape.

The Spinney is a detached brick-built 4-bed bungalow with pitched plain tiled roofing and upvc fenestration. The dwelling is set back from the east side of Melrose Place, a detached garage outbuilding is located to the rear side, northeast of the dwelling. The dwelling is L shaped with a spacious rear garden, and has previously been extended. There is a variation of design and form of dwellings along this south side of the highway, there is evidence of rear extensions to dwellings in the vicinity, and the site is within the Storrington BUAB.

Planning permission is sought to erect a single-storey rear extension, with a rear projection that extends no further beyond the existing most rear elevation. The rear extension to have a dual pitched roof, hipped to the rear to match the existing rear element of the dwelling, but with a subordinate ridge height. Brick facing and plain tiled roof to match existing. Full height upvc sliding doors are proposed to the rear of the new extension and also to the rear of the existing rear element. Also an additional new small upvc window is proposed to the existing rear elevation, and two further upvc windows to the north side elevation of the proposed extension.

The proposal would facilitate an internal reconfiguration enabling a larger kitchen space occupying the new extension and a re-arranged lounge, utility and bedroom space.

The proposal add additional mass and footprint to the dwelling however the rear garden is sufficiently spacious to comfortably accommodate the proposal and overall would be a clearly subservient addition that 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 single-storey rear extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. It is noted that no neighbouring representations of concern were received during the application process.

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 N6 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 all new external walls 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).

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/26/1291

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date

Location & Site plan		A.001	11.08.2026
Plans	Existing Ground Floor and Roof	A.100	11.08.2026
Floor plan	Proposed Ground	A.101	11.08.2026
Roof plan	Proposed	A.102	11.08.2026
Elevation plan	Existing	A.200	11.08.2026
Elevation plan	Proposed	A.201	11.08.2026
Section plan	Existing	A.300	11.08.2026
Section plan	Proposed	A.301	11.08.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 24.09.2026

Authorising Officer sign/initial RHERMITAGE Date: 05.10.2026