Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0917
22 Bens Acre, Horsham, West Sussex, RH13 6LW

DESCRIPTION:

Variation of condition 1 of previously approved application reference DC/24/0368 (Erection of single storey side and rear extension with internal alterations) for amendments to design.

RELEVANT PLANNING HISTORY:

DC/24/0368	Erection of single storey side and rear extension with internal alterations	Application Permitted on 20.06.2024
DC/23/1084	Erection of a two storey side extension with internal alterations.	Application Refused on 20.09.2023
DC/24/0570	Erection of single storey side and two storey rear extensions with internal alterations (Lawful Development Certificate - Proposed)	Withdrawn Application on 24.04.2024

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

Horsham Blueprint Business Neighbourhood Plan (HBBNP) 2019 - 2036:
Policy HB3 - Character of Development
Policy HB4 - Design of Development

REPRESENTATIONS AND CONSULTATIONS RESPONSES

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.

Parish Comments:

No objections

Representations:

None recieved

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

Consent is sought to vary Condition 1 (plans) attached to the approved permission DC/24/0368 (Erection of single storey side and rear extension with internal alterations) to accommodate changes to amendments to design.

The proposed change incorporates:

- Raising of roof level for ground floor extensions
- Revision of porch
- Proud sky lantern to rear

The proposed amendments to the dwelling are not considered to detrimentally impact on neighbouring amenity over and above the previously consented scheme. Though the frontage sees an increase in massing, it is thought that the proposal cohesively incorporates the extension and the porch and ties them together. The roof level of the works for the ground are increased by 0.1m compared to the previous scheme. This is slight and considered acceptable. A proud sky lantern is added to the rear extension which is thought acceptable.

The variation of condition 1 would generally maintain the general character and visual amenity of the approved scheme and would not result in any adverse impact on the wider surrounding area and there are no implications in respect of neighbouring amenity. For these reasons, the proposed alterations are considered acceptable.

Recommendation: Application Permitted

Conditions:

2 **Regulatory (Time) Condition**: The development hereby permitted must be commenced by the 20 June 2027.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990

3 **Pre-Occupation Condition**: No part of the development hereby permitted shall occupied until the first-floor window to the northern (side) elevation, as shown on drawing reference 04, REV V1 has been fitted with obscured glazing. No part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

Reason: To protect the privacy of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **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).

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/25/0917
(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
Floor plan	Proposed Plans	03 REV V1	02.06.2025
Elevation plan	Proposed Elevations	04 REV V1	02.06.2025
Location plan		NONE	06.03.2024
Block plan		NONE	11.03.2024

DELEGATED

Case Officer sign/initial JBurrowes Date: 17/07/2025

Authorising Officer sign/initial TDale Date: 28/07/2025