Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0916
Highcroft, Highcroft Drive, Rudgwick, West Sussex, RH12 3DB

DESCRIPTION:

Demolition of existing conservatory and erection of a single storey rear extension, erection of a first floor extension over the eastern annexe, demolition of existing utility and erection of new utility, and installation of first floor balcony to south facing elevation.

RELEVANT PLANNING HISTORY:

RW/29/01	Single and 2-storey extension Site: Highcroft Highcroft Drive Rudgwick	Application 21.06.2001	Permitted	on
RW/5/95	Two-storey extension and alterations Site: Highcroft Church Street Rudgwick	Application 28.02.1995	Permitted	on

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

Rudgwick Neighbourhood Development Plan (2031)
Policy RNP6

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

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, Advisory

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:

Rudgwick Parish Council: No Objection

Representations:

One representation has been received (Rudgwick Preservation Society) with no objection to the application.

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 RNP6 of the Rudgwick Neighbourhood Plan states that development should utilise materials that reflect the common building styles across the Parish. Policy RNP7 continues that new development proposals should be designed with reference to the surrounding architecture, paying particular attention to features of the local vernacular and locally characteristic details.

The application site is located outside of the Rudgwick Built Up Area Boundary and is therefore a countryside location in terms of planning policy. The host dwelling is a detached two-storey property set within spacious grounds.

The application seeks planning permission for demolition of an existing conservatory located at the rear (south) elevation and the erection of a replacement single-storey rear extension as a garden room using materials composed of red/brown brick finish to match existing on the main dwelling Terracotta colour vertical tiles to match existing, dark grey aluminium windows/doors and flat roof with three roof lanterns.

Also proposed is the erection of a first-floor extension over the eastern wing to create an additional bathroom. The external material finishes to match the existing brickwork with proposed pitched roofing set below the main roof ridge and to match existing roof forms and materials.

The demolition of an existing utility room at the north elevation is proposed, with the erection of new single-storey utility room with dual pitched roof and materials and form to match existing features to the house.

The installation of a first-floor balcony to the south facing elevation at the southeast corner of the dwelling is proposed with glazed panels balustrading serving bedroom one. In addition, replacement windows / doors are proposed using a combination of white upvc and brown timber to match existing.

It is considered that the proposed replacement of the existing conservatory with a rear garden room, and replacement utility room, and additional balcony and fenestration, would be seen as coherent and sympathetic additions, which would not have an adverse visual impact on the form and detailing of the dwelling. The proposal when considered cumulatively would sit comfortably within the spacious site. Due to boundary treatment and separation distances, the proposed works would have limited visibility from a public vantage point and would not therefore affect the character of the locality or street scene.

The proposals would overall be appropriately subservient additions and are considered to be of a design, form and scale 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 and the resulting relationship with adjoining properties and considering separation distances and intervening boundary treatment that no unacceptable harm to neighbouring amenity would result. It is noted that no neighbouring objections of concern have been received.

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 and finishes of the development hereby permitted shall strictly accord with those shown on plan reference 200.

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/25/0916
(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
Elevation plan	Elevations	200	02.06.2025
Floor plan	Existing Ground Floor Plan	24228 - B - G	02.06.2025
Floor plan	Existing First Floor Plan	24228 - B - 1	02.06.2025
Roof plan	Existing Roof Plan	24228 - B - R	02.06.2025
Elevation plan	Existing Elevations	24228 - E S Sheet 1 of 2	02.06.2025

Site plan	Existing Topographical Site Plan	24228 - T	02.06.2025
Location & Block plan	Site and Block Plans	100	02.06.2025
Floor plan	Floor and Roof Plans	110	02.06.2025
Section plan	Existing Sections	24228 - E S Sheet 2 of 2	02.06.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 22.07.2025

Authorising Officer sign/initial Tamara Dale Date: 28.07.2025