



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0321
Nether Maudlin, Maudlin Lane, Bramber, BN44 3PR

DESCRIPTION:

Erection of a two storey front extension, first floor rear extension, and the creation of a balcony to the flank. Erection of an extension to the existing outbuilding.

RELEVANT PLANNING HISTORY:

DC/21/0637	Erection of an outbuilding with attached carport within the front garden.	Application Permitted on 09.06.2021
DC/19/1598	Demolition of rear extension and erection of a two storey rear extension, single storey rear extension, single storey front extension and alteration to fenestration	Application Permitted on 02.10.2019
BM/3/54	Vehicular access (From old Planning History)	Application Permitted on 03.03.1954

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 41 - Parking

Bramber Neighbourhood Plan 2018 to 2031:

Policy B2: Character of development
Policy B3: Design of development
Policy B5: Protecting flora and fauna

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

Policy 19: Development Quality
Policy 20: Development Principles
Policy 25: Parking
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:

South Downs National Park Authority: 'No Comment'

Southern Water: No Objection

Parish Comments:

Bramber Parish Council: Support

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 B2 of the Bramber Neighbourhood Plan states that development should conserve, and where practicable, enhance the character area in which it is located. The design of new development should demonstrate how it has taken account of the local context and has reflected the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area. Policy B3 of the Bramber Neighbourhood Plan continues that development proposals should incorporate a high quality of design which responds and integrates well with its surroundings and minimises the impact on the natural environment.

The application site is located to the east of Maudlin Lane where the southern (side) boundary of the site forms the southern boundary of the Built-Up Area Boundary of Steyning. To the south of the site is an open field outside the BUAB. The site is located in an area that consists of detached properties of a mix of composition and form. Maudlin Lane is sunken at a lower level than the land either side, with a heavily vegetated steep bank screening the properties lying to the east. The application site is accessed via a steeply rising drive with a retaining wall on each side with the main dwelling largely screened from public views.

The main dwelling gained permission in 2019 for an updated modernised appearance including a two storey rear extension, single storey rear extension, single storey front extension and alteration to fenestration. In 2021 permission was granted for the erection of an outbuilding (gym room) with attached carport within the front garden to replace an old garage.

This application seeks permission to erect a two-storey front extension, to create an additional entrance hallway space and w.c. on the ground floor and to enable an existing en-suite bathroom and dressing room to be extended on the first floor. Also proposed is a first-floor rear extension to the northeast corner of the dwelling to provide two additional en-suite shower rooms. Also proposed is the creation of

a balcony to the flank (south) side elevation to serve the master bedroom. Also proposed is an extension to the existing carport/gym outbuilding to provide a triple car port and gym with hipped pitched roofing and smaller flat roof section with roof lantern over the gym space.

The materials proposed are to match the existing main building and outbuilding, with a white render finish and timber cladding board. Slate roofing to match. The windows/door frames to be anthracite matching the main dwelling.

The proposed extension and outbuilding would be largely screened from public views by thick high mature vegetation and rising ground which marks the frontage of the application site. Overall, given existing development, the nature of the site, surrounding levels and existing means of enclosure the development would not appear intrusive or unduly dominant. The proposed materials would match the existing, and the outbuilding would remain subservient in form and scale to the main dwelling. Whilst recognised that the additions to the dwelling would further extend the property beyond its existing scale, the proposal is considered to appropriately reflect the character and appearance of the site and surroundings, and is not considered to result in such significant harm to justify a reason for refusal. The visual impact of the proposal is therefore considered acceptable and would accord with relevant planning 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.

Given the single storey nature of the garage outbuilding, the absence of additional first-floor north side openings to the dwelling which would introduce new views, and given the separation distances to the nearest neighbouring dwelling to the north and intervening mature vegetation boundary treatment providing screening along the northern boundary, the proposed would not be considered to result in any unacceptable harm. The creation of the balcony to the flank south side elevation faces onto an open field and farmland rather than any adjacent neighbouring amenity, and is not considered to be harmful. It is noted that no neighbouring representations have been received.

It is considered that the siting and layout of the proposed development 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.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are currently 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, 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).

- 4 **Regulatory Condition:** The outbuilding accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of Nether Maudlin, Maudlin Lane (as identified on the approved plans) and shall not be used as a separate unit of accommodation or commercial use.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 32 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/26/0321

(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
Location plan	Location Plan	PL-01	23.02.2026
Block plan	Existing Block Plan	PL-02	23.02.2026
Block plan	Proposed Block Plan	PL-03	23.02.2026
Elevation & Floor plan	Main House - Existing Plans and Elevations	PL-04	23.02.2026
Elevation & Floor plan	Main House - Proposed Plans and Elevation	PL-05	23.02.2026
Elevation & Floor plan	Outbuilding - Existing Plans and Elevations	PL-06	23.02.2026

