



**Horsham
District
Council**

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0260

74 Smithbarn, Horsham, West Sussex, RH13 6DU

DESCRIPTION:

Erection of a two storey side extension, single storey rear extension and alterations to single-storey side extension.

RELEVANT PLANNING HISTORY:

DC/16/1873 Erection of a two storey side extension

Application Permitted on
29.09.2016

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

Horsham Blueprint Business Neighbourhood Plan (HBBNP) 2019 – 2036:

Policy HB3: Character of Development

Policy HB4: Design of Development

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

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:

Southern Water: Comment. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

Neighbourhood Council 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

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 HB3, Character of Development, of the Horsham Blueprint Business Neighbourhood Plan states that, "Development is expected to preserve and enhance the Character Area in which it is located. The design of new development should take account of the local context and reflect 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. Innovation in design will be supported, however, where this demonstrably enhances the quality of the built form in a character area".

Policy HB4, Design of Development, of the Horsham Blueprint Business Neighbourhood Plan states that – "Development is expected to demonstrate a high quality of design, which responds and integrates well with its surroundings"

The proposed extensions / alterations would reflect the form, scale and detailing of the existing building, appearing as coherent and sympathetic additions. It is considered that given the plot size and variation in the size and design of the properties within the locality, and the appreciable boundary screening, the works would not have any detrimental impact on the host property or the character or appearance of the wider area.

The proposals in their entirety would be clearly subservient additions are 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.

Neighbouring trees are in close proximity to the side and rear extensions. The presence of existing built-form on the site would though minimise the potential for disturbance to roots and any works to overhanging branches unlikely to result in long-term harm to the tree, which is not subject to any formal protection. It is not considered necessary to secure details of tree protection works and no details of landscaping are considered necessary to make the development acceptable.

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 host building is set within a plot which contrasts with the general layout of surrounding development, being sited in close proximity to the rear boundary, which adjoins dwellings on Forestfield. While the proposal would introduce additional bulk and mass to the dwelling, which would be visible from neighbouring properties and land, it is considered that the retained separation and surrounding screening would be sufficient to ensure no unacceptable impacts to neighbouring amenity.

The proposal would not create any views into neighbouring properties or land which would be unusual or unexpected in an established residential location such as this, and no harmful loss of privacy would result.

It is therefore considered that the siting and layout of the proposed extension 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 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 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).

NOTE TO APPLICANT

The applicant is advised that Southern Water sewers and / or water mains could be crossing the application site. It is advised that if any are discovered during construction, an investigation will be required to determine their condition, the number of properties served, and potential access methods before any further work can proceed on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: www.southernwater.co.uk, or by email at: SouthernWaterPlanning@southernwater.co.uk

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/26/0260

(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 & Block plan		0200-P-008 REV B	16.02.2026
Elevation plan	PROPOSED	0200-P-007 REV B	16.02.2026
Roof plan	PROPOSED ROOF AND BLOCK PLAN	0200-P-006 REV B	16.02.2026
Floor plan	PROPOSED GROUND AND FIRST FLOOR	0200-P-005 REV B	16.02.2026
Floor plan	EXISTING FLOOR AND ROOF PLANS	0200-P-003 REV C	16.02.2026
Location & Block plan	EXISTING	0200-P-002 REV C	16.02.2026
Site plan	EXISTING	0200-P-001 REV C	16.02.2026
Supporting Statement	DESIGN STATEMENT	NONE	16.02.2026
Elevation plan	Existing	0200-P-004 REV D	24.02.2026

DELEGATED

Case Officer sign/initial Marie Riggs Date: 15.04.2026

Authorising Officer sign/initial Guy Everest Date: 20.04.2026