DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1973
15 Masons Field, Mannings Heath, Horsham, West Sussex, RH13 6JP

DESCRIPTION:
Erection of a single storey rear extension, a first floor front extension over garage, and conversion of garage into habitable living space.

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

Nuthurst Parish Neighbourhood Plan 2015-2031:
Policy 10: Housing Design

Nuthurst Parish Design Statement

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Quality
Policy 20: Development Principles
Policy 25: Parking

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.

Parish Comments:
No objection

Representations:
1 representation has been received, supporting 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

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 10 of the NP 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.

The proposed single-storey rear extension (and associated raised patio) and first-floor front extension would reflect the form, scale and detailing of the existing building and would appear as coherent and sympathetic additions, with sufficient separation retained around the extended building and site boundaries. The proposals in their entirety would be subservient additions and given the mixture of building forms and designs making up the dwellings within the vicinity the proposal 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 extensions and their resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Impact on Parking Provision

Policy 41 of the HDPF states that development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere or the need for the development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

The proposal seeks to convert the existing garage space into habitable accommodation with internal access from the existing entrance hall. The hardstanding to the front of the dwelling is though capable of accommodating 2 / 3 parked vehicles which would be sufficient to accommodate the likely demand for parking creating by the proposal. It would not therefore be anticipated that the proposal would result in displaced vehicles and additional harmful demand for on street parking, which would cause either nuisance or a severe impact on the highway network.

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 and application form.

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).

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/25/1973
(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
Supporting Docs	Application Form	NONE	21.11.2025
Location plan		NONE	21.11.2025
Block plan	Proposed	25.10.25.002	21.11.2025
Floor plan	Existing Ground	25.10.25.003	21.11.2025
Floor plan	Proposed Ground	25.10.25.010	21.11.2025

Floor plan	Existing First	25.10.25.004	21.11.2025
Floor plan	Proposed First	25.10.25.011	21.11.2025
Elevation plan	Existing West	25.10.25.006	21.11.2025
Elevation plan	Existing South	25.10.25.007	21.11.2025
Elevation plan	Existing East	25.10.25.008	21.11.2025
Elevation plan	Existing North	25.10.25.009	21.11.2025
Elevation plan	Proposed West	25.10.25.013	21.11.2025
Elevation plan	Proposed South	25.10.25.014	21.11.2025
Elevation plan	Proposed East	25.10.25.015	21.11.2025
Elevation plan	Proposed North	25.10.25.016	21.11.2025
Roof plan	Existing	25.10.25.005	21.11.2025
Roof plan	Proposed	25.10.25.012	21.11.2025

DELEGATED

Case Officer sign/initial Marie Riggs Date: 23.01.2026

Authorising Officer sign/initial Guy Everest Date: 29.01.2026