DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0777
Highlands Lodge , Hayes Lane, Slinfold, West Sussex, RH13 0SN

DESCRIPTION:

Erection of first floor extension above existing single storey element, with 1 no dormer window to rear roof slope. Erection of a single storey side extension to connect to existing garage. Erection of porch.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
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

Slinfold Neighbourhood Plan 2014-2031
Policy 5: Development Principles

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Quality
Policy 20: Development Principles
Policy 45: Replacement Dwellings and House Extensions in the Countryside

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:

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.

Southern Water: No objection

Parish 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 a site visit and 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 5: Development Principles of the Slinfold Neighbourhood Plan states development proposals which seek to respect the design, density and layout of the surrounding area as detailed in the Slinfold Parish Design Statement will be supported.

The application seeks planning permission for the erection of first floor extension above existing single storey element, with 1 no dormer window to rear roof slope. Erection of a single storey side extension to connect to existing garage. Erection of porch. The local area is characterised by properties varying in scale, design and appearance set within varying plot sizes.

The first floor extension above an existing single storey element would represent a sympathetic addition to the host building, which would reflect and mirror the existing two storey element of the dwelling. The proposal also includes a flat-roofed dormer to the rear elevation, which would be sited between the existing and proposed rear gable projections. This element of the scheme is not particularly attractive and would create a noticeable bulk to the rear of the building. The proposed

dormer would however be set within the roof slope and behind the two gable elements, where the wider visual impact of the proposal would be limited.

It is therefore considered on balance that that the introduction of such feature to the rear elevation would not result in a level of harm to the character and appearance of the host building and surrounding area which would warrant a refusal of planning permission. It is also considered that, given the plot size and variation in the size and design of properties within the locality and the appreciable boundary screening this is considered acceptable.

The application also includes the erection of a single storey side extension and porch. The proposed single storey side extension and porch would be of a design and scale that would sit comfortably within the context of the dwelling and would not appear intrusive or unduly dominant. The proposed single storey side and porch extensions are considered to be of a design and form which would appear a subservient and sympathetic additions and there would be no wider visual impacts.

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

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 application site is set back from the highway with existing mature boundary screening. It is considered that due to the separation distances involved in relation to the neighbouring properties that the proposal would not result in any unacceptable harm to neighbouring amenity and no intrusive overlooking would be created over neighbouring properties and land.

The proposed use would not be expected to result in significant potential for harmful levels of noise or disturbance.

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 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/25/0777
(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	010 Rev A	02.06.2025
Block plan	Existing & Proposed Block Plan	009	09.05.2025
Elevation plan	Proposed Elevations Rear & Side Elevation	008	09.05.2025
Elevation plan	Proposed Elevations Front & Side Elevation	007	09.05.2025
Floor plan	Proposed First Floor Plan	006	09.05.2025
Floor plan	Proposed Ground Floor Plan	005	09.05.2025
Elevation plan	Existing Elevations Rear & Side Elevation	004	09.05.2025
Elevation plan	Existing Elevations Front & Side Elevation	003	09.05.2025
Floor plan	Existing First Floor Plan	002	09.05.2025
Floor plan	Existing Ground Floor Plan	001	09.05.2025

DELEGATED

Case Officer sign/initial Marie Riggs Date: 09.07.2025

Authorising Officer sign/initial Guy Everest Date: 30.07.2025