



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0364

4 Riverside, Horsham, West Sussex, RH12 1NX

DESCRIPTION:

Erection of a two storey side extension.

RELEVANT PLANNING HISTORY:

None relevant to this application.

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 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 41 - Parking

Horsham Blueprint Business Neighbourhood is in the process of being renewed.

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

Policy 19: Development Quality

Policy 20: Development Principles

Policy 25: Parking

Parish Design Statement:

None

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 waters: Protect and safeguard the existing Southern Water supply apparatus.

Parish Comments:

Horsham Denne Neighbourhood Council - Horsham Denne NC is aware that parking is difficult in this road and it is often congested. HDNC queries if there will be sufficient parking for the resident if the garage is converted.

Therefore, HDNC objects to this application until we receive clarification regarding the parking situation.

Representations:

2 no. representations have been received objecting to the application for the following reasons:

- The proposed wall would be built adjacent to kitchen window. That end of the kitchen is already quite dark so, would be concerned if there is any loss of existing light. There is another window on the first floor.
- Wish to retain the existing privacy in back garden and therefore request that the new windows at the first floor rear of the property are of a type/ position that do not overlook back garden.
- Could all noisy building works be confined to school hours.
- The noise levels will be unbearable – demolition and build in a tiny slip road impossible, absolutely nowhere to park vehicles.

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 obtained during site visit. 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.

The proposal seeks planning permission for the erection of a two-storey side extension. The proposed first floor extension would be constructed above an existing single storey attached garage. The existing garage would be converted into dining room and an additional bedroom would be constructed above. The proposal would be set back behind the principal elevation and step down roof ridge set below the ridge line of the main roof. The incorporation of these provisions would ensure the development appears subordinate to the main dwelling. The proposal would be of modest scale, designed to be in keeping with the main dwelling.

Whilst Horsham Denne Neighbourhood Council have raised concerns regarding the loss of the garage parking space, Officers note that the garage is not capable of accommodating a modern car. The existing garage is currently being used as storage. The main dwelling has an existing front driveway which currently accommodates 2 no. vehicles. There are examples of similar first floor extensions and garage conversion within close proximity of the application site. Therefore, the proposal would be in keeping with the characteristic of the immediate surroundings.

For the above reasons, it is considered that the proposal would appear as a subservient addition and is considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling. The development 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 noted that there are no additional windows being installed on the flank wall of the proposed two storey side extension.

A neighbour raised concerns regarding the potential noise disturbance that would be generated by the construction work. Whilst this may be perceived as so during the construction period, this would not be unexpected for any type of development and in any case would not be a permanent impact.

The southern neighbour raised concerns regarding the loss of light to the kitchen through the kitchen window. Whilst the addition of the first floor extension would bring the first floor of the host dwelling closer to this neighbouring property, a sufficient amount of separation distance would be maintained on the neighbour's side of the shared boundary. In addition, the neighbour is located to the south of the application site and would not be impacted by loss of direct sunlight. Furthermore, the addition of first floor rear window would not worsen the situation that already exists, the current rear facing windows already overlooks onto the neighbour's rear garden thus minimising the significant loss of privacy. On that basis, it is considered that a reasonable level of amenity would be affordable to this neighbouring property.

Water Neutrality

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby

complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

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 application form and 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).

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/26/0364

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan		010	10.03.2026
Floor plan	Existing Ground	001	10.03.2026
Floor plan	Existing First	002	10.03.2026
Elevation plan	Existing	003	10.03.2026
Floor plan	Proposed Ground	004 REV B	10.03.2026
Floor plan	Proposed First	005 REV B	10.03.2026
Elevation plan	Proposed	006	10.03.2026
Block plan	Existing and Proposed	009	10.03.2026

DELEGATED

Case Officer sign/initial	Halima Chowdhury	Date: 28.04.2026
Authorising Officer sign/initial	RHERMITAGE	Date: 05.05.2026