



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0353

6 Lanark Close, Horsham, West Sussex, RH13 5RY

DESCRIPTION:

Conversion of garage into habitable living space with raising of existing roof level to front projection.

RELEVANT PLANNING HISTORY:

None.

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

Horsham Blueprint Business Neighbourhood Forum

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

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:

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.

Parish Comments:

No objection.

WSCC Highways:

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 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 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.

Policy HB4 continues that development is expected to demonstrate a high quality of design, which responds and integrate well with its surroundings.

The application site relates to a semi-detached residential dwelling located at Lanark Close, Horsham, within the built-up boundary area. The surrounding area comprises similar residential properties arranged along the close and benefits from a settled residential character.

The proposal seeks permission for the conversion of the existing garage into habitable accommodation, together with an increase in the roof height to the front projection in order to facilitate

the conversion. The works would remain contained within the existing footprint of the building and would not result in an extension beyond the established building line.

The increase in roof height to the front projection would be modest and limited to what is necessary to improve internal headroom and insulation. The proposed alterations would align with the proportions and form of the host dwelling and would not appear visually dominant or incongruous within the street scene. The submitted drawings indicate that external materials would match those of the existing dwelling, ensuring a cohesive appearance. On this basis, the proposal is considered to preserve the character and appearance of the host property and the surrounding residential area.

The proposal would be a clearly 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, 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 proposed development involves internal alterations and minor external changes to the front projection. Given the limited scale of the roof increase and its position to the front of the dwelling, the proposal would not result in any unacceptable impact on neighbouring properties in terms of loss of light, overbearing impact, or enclosure.

A new window is proposed as part of the conversion; however, this would be fitted with obscure glazing, preventing any overlooking or loss of privacy. Overall, the proposal would not materially alter the relationship with neighbouring dwellings and is therefore considered acceptable in terms of its impact on residential amenity.

Impact on parking

Parking - Policy 41 11.9 This policy seeks to find the right balance between ensuring that adequate parking is provided to support new development whilst ensuring that it is suitably located and does not conflict with other uses

The proposal involves the loss of an existing garage through its conversion to habitable accommodation. Whilst this would result in the removal of one covered parking space, it is noted that the property benefits from sufficient off-street parking within the curtilage, including a driveway capable of accommodating at least 2 vehicles. The proposed development would not increase the number of bedrooms beyond that which would result in a material uplift in parking demand.

Given the availability of on-site parking and the residential nature of the surrounding area, it is not considered that the proposal would give rise to on-street parking pressure or highway safety concerns. The development is therefore considered acceptable in terms of its impact on parking provision.

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 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 submitted 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/26/0353

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Floor plan	EXISTING AND PROPOSED GROUND FLOOR	MM/Lanarkclose6/01	26.02.2026
Elevation plan	EXISTING AND PROPOSED FRONT AND SIDE ELEVATIONS	MM/Lanarkclose6/02	26.02.2026
Location & Site plan		MM/Lanarkclose6/00	26.02.2026

DELEGATED

Case Officer sign/initial

Meg Bayliss

Date: 16/04/2026

Authorising Officer sign/initial RHERMITAGE

Date: 05.05.2026