



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0435

Chancton View, Church Road, Partridge Green, West Sussex, RH13 8JS

DESCRIPTION:

Erection of a single storey side and rear extension and erection of a front porch

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

2019 - 2031 West Grinstead Parish Neighbourhood Plan

Policy 6: Housing

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:

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:

Made comments in support of this application.

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 6 promote a variety (size and type) of suitable housing that reflects the needs of the Parish, whilst seeking to protect, enhance and sustain the rural character of the Parish and its environment.

The application site relates to a detached dwelling situated on Church Road, Partridge Green, within a well-established residential area characterised by detached dwellings set within generous plots. The surrounding area displays a mix of architectural styles and forms, with properties largely benefiting from spacious gardens and off-street parking. The site is also situated within the Partridge Green built-up boundary area.

The proposal seeks permission for the erection of a single-storey side and rear extension together with the erection of a front porch. Whilst it is acknowledged that, by reason of its footprint and scale, the proposed extension would not be wholly subservient to the original dwelling, it is considered that the development can be satisfactorily accommodated within the curtilage of the site without resulting in an overdevelopment of the plot. The extensions would be confined to the established building line and would not appear cramped or visually intrusive within the context of the surrounding area. It is also noted that there are a number of properties within the surrounding area that exhibit extensions of a similar footprint and scale, and as such the proposal would not appear out of keeping with the prevailing pattern of development.

The side and rear extensions would be positioned to the less prominent elevations of the dwelling and would not detract from its overall form or character. The proposed front porch would be modest in scale

and would integrate appropriately with the principal elevation. The submitted plans indicate that external materials would match those of the existing dwelling, ensuring a cohesive appearance. Overall, the proposal would preserve the character and appearance of the host dwelling and would not have a harmful impact on the wider street scene.

The proposal 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 extensions are single-storey and have been designed with appropriate separation distances to neighbouring properties. Given their scale, siting and height, the development would not result in an unacceptable loss of light, outlook or privacy to neighbouring occupiers, nor would it appear overbearing when viewed from adjoining properties.

The rear and side extensions would be contained within the residential plot and would not materially alter existing relationships with neighbouring dwellings. The front porch is modest and would not affect neighbouring amenity. On this basis, the proposal is considered acceptable in terms of its impact on neighbouring residential 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 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 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/26/0435

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Elevation plan	EXISTING	TP01	10.03.2026
Floor plan	EXISTING FLOOR AND ROOF PLANS	TP01	10.03.2026
Elevation plan	PROPOSED	TP01	10.03.2026
Floor plan	PROPOSED FLOOR AND ROOF PLANS	TP01	10.03.2026
Location & Block plan	LOCATION, BLOCK AND SITE PLAN	TP01	10.03.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 16/04/2026

Authorising Officer sign/initial RHERMITAGE Date: 05.05.2026