



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0094

23 Broadwood Close, Horsham, West Sussex, RH12 4JY

DESCRIPTION:

Demolition of existing single story side extension. Erection of a two storey dwelling to end of terrace.

RELEVANT PLANNING HISTORY:

DC/23/0850	Demolition of existing single-storey side extension and erection of two-storey and single storey side extension.	Application Permitted on 17.08.2023
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DESCRIPTION OF THE SITE

Broadwood Close is situated within the Built-Up-Area of Horsham and consists of mostly rows of terraced two-storey properties as well as some semi-detached properties. The properties are generally within a matching style throughout the terrace with the end of terrace properties generally benefiting from larger dwellings and plot sizes. This is considered to be defining character making up Broadwater Close. The existing property on the site is a modestly sized 2-bedroom dwelling which is typical of neighbouring development within the vicinity in terms of the size and level of accommodation. To the south of the site there is a large recreation ground, on the opposite side of a narrow walkway/ footpath that runs along side the southern boundary of the site.

DESCRIPTION OF THE APPLICATION

This proposal seeks the erection of an end of terrace two- storey dwelling to replace the existing single-storey side extension in the side garden of the existing end of terrace property. With the extension removed, the property would continue the existing building line of the house by 7.6 metres to the south at a depth of 7 metres and have a total internal floor area of approximately 65.5 square metres. The property would have a front garden bound by fence or hedgerow to the front and southern boundary and a triangle shaped private rear garden. No off-street parking would be provided with communal parking available in Broadwood Close.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 3 - Strategic Policy: Development Hierarchy

Policy 15 - Strategic Policy: Housing Provision

Policy 16 - Strategic Policy: Meeting Local Housing Needs

Policy 24 - Strategic Policy: Environmental Protection

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 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 40 - Sustainable Transport
Policy 41 – Parking

Neighbourhood Plan:

Horsham Blueprint Business Neighbourhood Plan
Policy HB1 – Location of Development
Policy HB3 – Character of Development
Policy HB4 – Design of Development

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 1.7 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

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

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 4: Horsham Town
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 17: Green Infrastructure and Biodiversity
Policy 18: Local Green Space
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 25: Parking
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs **Supplementary Planning Guidance:**
Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Planning Advice Notes:

Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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 water: Standing advice

A connection will be made to Southern Water services

Natural England: Standing advice

WSCC highways:

PUBLIC CONSULTATIONS:

Representations:

7 letters of objections received from 6 different addresses, concerned with the following:

- Insufficient parking provision
- Concern with method of construction due to constrained site
- Potential obstruction with a public footpath
- Issues with residential amenity
- Poor existing road surface will be worsened
- Overdevelopment

Parish Comments:

Parish Council: Objection due to Members being concerned of overdevelopment of the site, of parking issues that could be exacerbated, of access to the site, and it being very close to the boundary of public open space.

Member Comments:

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

Background context:

An application for "DC/21/0660" was refused on 17.08.2023 on grounds related to water neutrality. All other matters were considered acceptable. The design, siting and orientation of the current application reflects that of DC/21/0660.

Principle of Development:

The site lies within the Built-Up Area Boundary (BUAB) of Horsham, where the principle of new residential development is supported under Policies 2, 3 and 15 of the Horsham District Planning Framework (HDPF), subject to compliance with all other relevant policies. The proposal would make more efficient use of residential land within an established settlement and would contribute an additional dwelling to local housing supply. The proposal therefore remains acceptable in principle subject to detailed considerations.

Design and Appearance:

Policies 32 and 33 of the Horsham District Planning Framework (HDPF) require development to be of a high-quality design that complements and enhances local character, respects the established pattern of development, and avoids adverse townscape impacts such as overdevelopment, visual intrusion, or a cramped appearance.

The location of the application site is not in a prominent location when viewed from the streetscene and would not be highly visible. There is a consistent character within the locality with two storey terraced dwellings with modest front and rear gardens.

The proposal would be a modest dwellinghouse to the furthestmost southern part of the street adjoining the park and would also be suitably consistent in character with the surrounding area not to give rise to an incongruous appearance. Whilst the proposal would result in a small amenity the established building line would be maintained and the plot layout would not be at odds with the pattern of development in the area.

There are no objections to the proposal in light of policy 32 and 33 of the HDPF.

Residential Amenity:

Policy 33 of the Horsham District Planning Framework (HDPF, 2015) requires development to safeguard the amenities of neighbouring occupiers, with particular regard to privacy, outlook, daylight, and general disturbance.

The proposed dwelling would introduce first floor built form where none exists such that they would have a view over the existing dwelling's amenity space. Nevertheless, given the relationship between dwellings within the locality, this would not be unanticipated. The resultant amenity would be typical for this suburban context and is sufficient to avoid undue loss of daylight or overshadowing. While some change in outlook would occur, this is not assessed to result in an unacceptable sense of enclosure when viewed from adjoining homes or gardens.

Concerns regarding construction noise and disruption are noted; however, such impacts would be temporary in nature and, if necessary, could be managed to minimise disturbance through a condition requiring a Construction Management Plan.

It is acknowledged that the proposed development would result in a reduction in the amenity space for the existing dwellinghouse and the future occupiers of the proposed development would have a small amenity area. Whilst this would in some cases be considered to result in unacceptable amenity, the application site adjoins a large public open space to the south such that the future occupiers whilst not benefitting from a large private amenity space would nevertheless have reasonable access to public amenity space. The resulting amenity for the proposed development would not be dissimilar to the provision that the existing dwellings of the close benefit from.

Taking these matters into account, it is considered that, while the scheme would result in some perceptible change to the outlook and garden relationship of neighbouring properties, the level of impact would not amount to significant or unacceptable harm to residential amenity. The proposal is therefore judged to comply with Policy 33 of the Horsham District Planning Framework (2015).

Highways Impacts:

Policy 40 of the Horsham District Planning Framework requires development to provide safe and suitable access for all users and to ensure that highway impacts are acceptable. Paragraph 116 of the National Planning Policy Framework (2024) states that development should only be refused on highways grounds where the residual cumulative impacts would be *severe*.

There would be no parking provision proposed as part of the development which would be considered to give some rise to the on street level of parking within the surrounding network. Nevertheless, the deficit in parking provision would not be significant, as the nature of the development for one dwellinghouse would not give rise to a material increase in the number of vehicular movements.

Furthermore, the application site is considered to be within a sustainable location, being within a BUAB with good public transport links and being a walking distance from provisions that would meet the day-to-day needs of the future occupiers.

The parking provision would not be in accordance to Policy 40 of the Horsham District Planning Framework, however this would not be considered to be a deficit in parking resulting in harmful impacts that would warrant a refusal on this basis.

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 (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG) unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

The development qualifies as 'self-build or custom housing' under Regulation 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Planning Balance and Conclusions:

The application site lies within the built-up area boundary of Horsham where the principle of new residential development is supported under Policy 3 of the Horsham District Planning Framework

(2015) (HDPF), subject to compliance with all other relevant policies. The proposal would deliver one additional family dwelling in a sustainable and accessible location, making a modest but positive contribution toward the District's housing supply

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
District Wide (Zone 1)	68m2	22m2	46m2
	Total Gain		46m2
	Total Demolition		22m2

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

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.

- 4 **Pre-Commencement Condition:** No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.
- (a) the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)
 - (b) the provision of wheel washing facilities (if necessary) and dust suppression facilities
- The approved details shall be adhered to throughout the construction period.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 5 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied until the cycle parking facilities associated with that dwelling have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 6 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until details for the provision for the storage of refuse and recycling facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be

provided prior to first occupation of the development hereby permitted and thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 7 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabits per second through full fibre broadband connection has been provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 8 **Regulatory Condition:** The dwelling hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015), and to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

- 9 **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 10 **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).

- 11 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or reenacting that Order) the dwellings hereby permitted shall not be enlarged under Class A, AA, or B of Part 1 within Schedule 2 of the Order without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to the constraints of the site 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.

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan			
Site plan	Existing		
Site plan	Proposed		
Elevation & Floor plan	Existing	PL/001/01	21.01.2026
Elevation & Floor plan	Proposed	PL/001/02A	21.01.2026
Design & Access Statement	and planning statement	NONE	21.01.2026
Supporting Docs	Car parking survey	NONE	21.01.2026

DELEGATED

Case Officer sign/initial Hannah Darley Date: 23rd April 2026

Authorising Officer sign/initial RHERMITAGE Date: 27.04.2026