



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0295

North End House , Old Holbrook, Horsham, West Sussex, RH12 4TW

DESCRIPTION:

Erection of a front porch, part single storey and part two storey rear extension and single storey side extensions.

RELEVANT PLANNING HISTORY:

None.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

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

North Horsham neighbourhood planning

North Horsham Parish Council voluntarily withdrew their parish from the Neighbourhood Development Plan process on 30 July 2018.

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.

HDC Arboricultural Officer: No significant arboricultural concerns.

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 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.

North End House is a detached dwelling set within a generous semi-rural plot along Old Holbrook. The property is positioned among similarly spacious residential plots with substantial separation between buildings, defining a low-density and rural character. The site benefits from expansive grounds to the rear, enclosed by established boundaries, and from a broad frontage that accommodates the existing dwelling, garden areas, and a detached garage/outbuilding complex. The scale of the plot and the dispersed pattern of development in Old Holbrook ensure that the property is capable of accommodating extensions without overdeveloping the site or altering the openness that characterises the locality.

The proposal includes a new front porch, single-storey and two-storey rear extensions, and single-storey side extensions. The proposal illustrates a cohesive design approach that respects the proportions and architectural design of the original dwelling.

The porch provides a modest addition to the principal elevation, utilising oak support posts and materials that integrate with the existing entrance arrangement. The proposed rear extensions match that of existing elements, with the two-storey section aligning with the established first-floor walls.

The roof design incorporates both pitched and flat-roofed elements in a manner consistent with the form of the host building. Materials are clearly identified as matching those of the existing dwelling, ensuring a consistent and unified appearance.

Officers note that cumulatively, the extension represent a large increase in overall planform and bulk to the dwelling as existing. However as above, the dwelling benefits from a generous curtilage that it capable of accommodating such additions. Furthermore, Old Holbrook comprises similarly sized plots on generous plot- the additions to the dwelling would thus not appear out of context or character in this location. The proposal is therefore 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.

Given the site's generous curtilage and the significant distances between North End House and neighbouring dwellings, the proposed extensions would not result in harmful impacts on residential amenity. The rear and side extensions are positioned within the plot and sufficiently separated from adjacent properties to avoid any issues of overlooking, overshadowing, or overbearing impact. The two-storey rear extension aligns with the existing building.

The single-storey side extension and the link between the house and garage remain low in height and enclosed within existing boundary structures, including the walled garden. These features provide natural visual screening and mitigate any potential amenity impacts. No new upper-floor openings giving rise to additional overlooking are proposed beyond those maintaining existing sightlines. Overall, the proposal maintains a satisfactory relationship with surrounding properties and preserves neighbouring amenity in accordance with established planning principles.

It is considered that the siting and layout of the proposed extensions and the resulting relationship with neighbouring properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Arboricultural Impact

HDC Arboricultural officer raised no significant arboricultural concerns. The extensions are not in close proximity to trees of landscape significance. Sufficient existing hardstanding space exists for the associated work processes to be undertaken without foreseeable indirect impacts on surrounding trees.

It is noted that the property has a mature oak tree to the frontage, near the Northern boundary that is subject of a Tree Preservation Order. Other mature trees are present, but at a greater distance from the current extent of built form. The proximity of infill extension and foreseeable associated working space are sufficient distance from all the trees for them not to be indirectly impacted upon by the development process.

Therefore, no arboricultural have been raised.

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/26/0295

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Layout plan	GROUND FLOOR OVER VIEW PLAN	PA NEH.09	19.02.2026
Layout plan	EXISTING ROOF PLAN OVER VIEW	PA NEH.10	19.02.2026
Elevation plan	EXISTING FRONT ELEVATION	PA NEH.11	19.02.2026
Elevation plan	EXISTING REAR ELEVATION	PA NEH.12	19.02.2026

Elevation plan	EXISTING SIDE ELEVATION	PA NEH.13	19.02.2026
Floor plan	PROPOSED GROUND FLOOR	PA NEH.14	03.03.2026
Floor plan	PROPOSED FIRST FLOOR	PA NEH.15	03.03.2026
Roof plan	PROPOSED	PA NEH.16	03.03.2026
Elevation plan	PROPOSED FRONT ELEVATION	PA NEH.17	03.03.2026
Elevation plan	PROPOSED REAR ELEVATION	PA NEH.18	03.03.2026
Elevation plan	PROPOSED SIDE ELEVATION	PA NEH.19	03.03.2026
Section plan	EXISTING AND PROPOSED	PA NEH.20	03.03.2026
Roof plan	ROOF PLAN OVERVIEW	PA NEH.21	19.02.2026
Supporting Statement	TREE STATEMENT	NONE	19.02.2026
Supporting Docs	BIODIVERSITY STATEMENT	NONE	19.02.2026
Supporting Docs	CIL COVERING LETTER	NONE	19.02.2026
Supporting Docs	CIL EXCLUSION ZONE MAP	NONE	19.02.2026
Design & Access Statement		NONE	19.02.2026
Supporting Docs	FLOOD RISK STATEMENT	NONE	19.02.2026
Supporting Docs	FLOOD MAP PLANNING	NONE	19.02.2026
Location plan		PA NEH.01	19.02.2026
Block plan	EXISTING	PA NEH.02	19.02.2026
Block plan	PROPOSED	PA NEH.03	19.02.2026
Photos	PHOTOS OVERHEAD VIEWS	PA NEH.04	19.02.2026
Supporting Docs	GOOGLE EARTH VIEWS	PA NEH.05	19.02.2026
Floor plan	EXISTING GROUND FLOOR PLAN	PA NEH.06	19.02.2026
Floor plan	EXISTING FIRST FLOOR	PA NEH.07	19.02.2026
Roof plan	EXISTING	PA NEH.08	19.02.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 31/03/2026

Authorising Officer sign/initial RHERMITAGE Date: 28.04.2026