



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0381

Raxendale, Chestnut Close, Storrington, West Sussex, RH20 3PA

DESCRIPTION:

Erection of a single storey front extension and alterations to fenestration.

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

Storrington Sullington and Washington Neighbourhood Plan:

Policy 14 Design

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

Policy 17: Green Infrastructure and Biodiversity

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:

None

Parish Comments:

Washington Parish Council: 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 and available images. 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 14, Design, of the SSWNP states that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape.

Raxendale is a detached bungalow set centrally within a spacious plot and set back from Chestnut Close to the north. The dwelling features painted render to face brick elevations. Plain roof tiles (with bonnet hips). Felt flat roof element to the rear of an integral garage. White uPVC windows and doors. There is a variation of design and form of dwellings in this residential area, and the nearest neighbouring dwellings to each side are two-storey. The site is within the Storrington BUAB.

Planning permission is sought to add a front extension to the northwest corner to create an additional (4th) bedroom and to enable an internal reconfiguration. The proposed roof form of the extension to be pitched to each side, plain roof tiles with bonnet hips, with roof ridge set well below the main roof ridge. A new front white upvc bay-style window to match existing. Painted render finish to match existing.

An internal reconfiguration would facilitate a relocation of an existing en-suite and also the addition of a wc within the existing utility room area at the rear. The existing rear door to the utility room is to be removed. New French doors are to be installed to the rear elevation to serve an open plan kitchen/diner. A replacement side window (east) to the existing porch with infill wall below to match existing would also facilitate an internally rearranged entrance hall. White upvc windows/doors to match existing. Brick facing and painted render finish to match existing.

The proposed extension and alterations would be comfortably accommodated within the spacious site and would be a clearly subservient addition that 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.

It is considered that the siting and layout of the proposed extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring 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:

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- 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.

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- Regulatory Condition:** The materials and finishes of the development hereby permitted shall strictly accord with the submitted plans and application form.

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/26/0381

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	03.03.2026
Plans	EXISTING GROUND FLOOR, BLOCK AND ROOF PLANS	25565/P100	03.03.2026

Elevation plan	EXISTING	25565/P101	03.03.2026
Plans	PROPOSED GROUND FLOOR, BLOCK AND ROOF PLANS	25565/P102	03.03.2026
Elevation plan	PROPOSED	25565/P103	03.03.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 21.04.2026

Authorising Officer sign/initial RHERMITAGE Date: 28.04.2026