



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0468

8 Heather Close, Horsham, West Sussex, RH12 5XD

DESCRIPTION:

Erection of new front wall to property and increased height to side boundary wall (part-retrospective)

RELEVANT PLANNING HISTORY:

DC/24/1498	Demolition of existing garage. Erection of a two storey side extension and a single storey rear extension. Removal of front hedge and extension of the existing front boundary wall.	Application Permitted on 20.11.2024
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RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

North Horsham neighbourhood planning

Voluntary withdrawal of designation: 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

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.

Representations:

2x representations have been received from 2 sperate addresses, *objecting* to the proposal for the following reasons: -

- The development was carried out retrospectively, with the wall exceeding 2 metres in height and extending along a busy public footpath (North Heath Lane) used by schoolchildren and the wider public.
- Concerns are raised regarding structural safety, as the wall is of single-brick construction with no visible supports, and objectors request a structural engineer's assessment.
- The design and materials are considered out of keeping with the existing wall, neighbouring properties, and the street scene, with concern that approval could set an undesirable precedent.

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:

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.

The application site occupies a corner plot on a main road within an established residential area. The property is prominent within the street scene due to its siting and is bounded by public highways to two sides, with neighbouring residential properties to the remaining boundaries. Boundary treatments are therefore a notable feature of the site's relationship with the public realm. The proposal seeks retrospective planning permission for the erection of a new front wall and an increase in height to the side boundary wall.

Given the corner-plot location and exposure to the main road, boundary treatments at this property play an important role in defining the street scene. In principle, the erection of a front boundary wall and the increased height of the side boundary wall are considered acceptable and appropriate to the context, providing visual enclosure without appearing excessive in scale.

However, it is acknowledged that the development has been undertaken part-retrospectively, and in its current form, the brickwork finish does not fully reflect the quality or consistency typically expected within the area. The applicant confirmed on 05.05.2026 that the brickwork presently installed would be removed and replaced with matching brickwork as to ensure that the wall would appear acceptable in

this context / setting. Conditions are attached to ensure that the matching brickwork would be installed in accordance with the matching brickwork and within a reasonable timeframe.

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 subject to appropriate conditions securing improved materials and construction.

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 boundary walls are positioned along the site frontage and side boundary adjacent to the public highway. As such, it does not give rise to issues of overlooking, loss of privacy, or overshadowing to neighbouring residential properties.

The increased height of the side boundary wall does not have an overbearing or enclosing impact on neighbouring occupiers or public right of way, given its siting, function as a boundary feature, and relationship to adjacent properties.

The proposal is considered acceptable and would not adversely affect the character of the area or the amenities of neighbouring occupiers, subject to conditions requiring the boundary walls to be rebuilt or finished in matching brickwork.

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 **Time Condition:** The development hereby permitted shall be completed within 6 months of the date of this permission.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 3 **Regulatory Condition:** The materials and finishes of the development hereby permitted shall match in type, colour and texture those of the existing wall as detailed in the photo of the proposed replacement brick (received 05.05.2026).

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/26/0468

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Elevation plan	EXISTING AND LAYOUT	2024.431A.01	17.03.2026
Elevation plan	PROPOSED AND LAYOUT	2024.431A.02	17.03.2026
Location plan	EXISTING	2024.431A.03	17.03.2026
Block plan	PROPOSED	2024.431A.04	17.03.2026
Supporting Documents	EMAIL FROM AGENT WITH PROPOSED BRICK	NONE	05.05.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 07/05/2026

Authorising Officer sign/initial RHERMITAGE Date: 11.05.2026