



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0907

Barns Green and Itchingfield Village Club, Muntham Drive, Barns Green, Horsham, West Sussex, RH13 0PT

DESCRIPTION:

Variation of condition 1 of previously approved application reference DC/18/0292 (Erection of single storey side extension and separate single storey side/rear extension) relating to amendments to rear and elevation and internal layout.

RELEVANT PLANNING HISTORY:

I/44/63	Proposed new village club (From old Planning History)	Application 13.12.1963	Permitted	on
I/9/71	Additional car parking areas (From old Planning History)	Application 19.05.1971	Permitted	on
DC/09/0965	Porch extension	Application 07.12.2009	Permitted	on
DC/18/0292	Erection of single storey side extension and separate single storey side/rear extension	Application Permitted on 16.04.2018		

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 26 - Strategic Policy: Countryside Protection

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 41 - Parking

Policy 43 – Community Facilities, Leisure and Recreation

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

Strategic Policy 13: The Natural Environment and Landscape Character

Strategic Policy 14: Countryside Protection

Strategic Policy 19: Development Quality

Strategic Policy 20: Development Principles

Policy 25: Parking

Policy 28: Community Facilities, Leisure and Recreation

Barns Green and Itchingfield Neighbourhood Plan 2024 - 2031

Policy 12 – Design parameters

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

Representations:

None received

Parish Comments:

No objections.

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

Planning permission was granted in 2018 for the erection of single storey side extension and separate single storey side/rear extension.

The current application seeks a minor material amendment, through a variation of the approved plans list in condition 1 of DC/18/0292, to allow the following modifications: -

- Revised fenestration to the rear and side elevations of the single-storey extension to the main building.
- A revised internal layout, altering the location of changing rooms and related facilities.

The application forms sets out that the development was commenced on 01.05.2019 and on this basis the permission would remain extant.

Design 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 12 of the Barns Green and Itchingfield Neighbourhood Plan aims to maintain that as appropriate to their scale, nature and location development proposals will be supported where their character and design.

The proposed amendments are considered minor and would not adversely impact on the scale, form or design of the previously approved scheme. The proposed alterations are considered to be appropriate and would not have a detrimental impact on either the character of the site or wider surrounding area.

The visual impact of the proposal is therefore considered acceptable and in accordance with the above policies.

Residential 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 proposed amendments to the approved scheme would not have a detrimental impact on neighbouring amenity beyond that of the previous approval.

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 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

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 is exempt from the requirement to achieve a minimum 10% BNG as the original application was made before 2nd April 2024.

Conclusions:

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

- 2 Not used.
- 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).

Biodiversity Net Gain Condition

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

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/26/0907

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Floor plan	Existing and planning statement	Barns Green/26/01	03.06.2026
Floor plan	Proposed	Barns Green/26/02	03.06.2026
Elevation plan	Existing and proposed rear pitch side and photos	Barns Green/26/03	03.06.2026
Location plan		NONE	19.02.2018
Block plan		NONE	19.02.2018
Elevation plan	Proposed (EXCLUDING THE NORTHERN ELEVATION)	4	07.02.2018

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 15.07.2026

Authorising Officer sign/initial Guy Everest Date: 29.07.2026