Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0485
Fircroft, Barrow Hill, Henfield, West Sussex, BN5 9DN

DESCRIPTION:
Erection of a single-storey rear extension with flat-roof terrace, hip to gable roof extension, enlarged rear patio, and fenestration alterations.

RELEVANT PLANNING HISTORY:

None relevant to this application

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 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets

Henfield Neighbourhood Plan 2017-2031
Policy 12 – Design Standards for New Development

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 45: Replacement Dwellings and House Extensions in the Countryside

Parish Design Statement:
Henfield Parish Design Statement Supplementary Planning Document – December 2008

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.

Newt Officer: The proposed development is not considered to be relevant to the District Licensing Scheme in this case and consider there would be no likely impact on great crested newts or their habitats. Therefore, have no comments to make at this time.

Conservation Officer: No objection

Parish Comments:
Henfield Parish Council: Raised no objection.

Representations:
1 no. representations have been received, making the following comments: -

- Practical concerns about vehicles blocking the road, work is already happening prior to the decision on the 5th May, such as foundations being built. Currently, how the work vans park hinders visibility to get into the road.
- Future concerns will be further materials being delivered, it is on a blind bend and we've had incidents before with vehicles blocking the road.

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 obtained during site visit. 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.

Policy 34 of the HDPF states that proposed development should reinforce the special character of the district's historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques

Policy 12 of the Henfield Neighbourhood Plan aims to maintain that as appropriate to their scale, nature and location development proposals will be supported where their design and detailing meet the relevant requirements in the Henfield Parish Design Statement. In addition, development proposals should comply with the following criteria:-
a. The design respects the amenities of occupiers/users of nearby property and land.
b. The design achieves satisfactory access without harming the amenities of neighbouring properties and residents.
c. The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, are of a high quality and reflect the architectural and historic character and the scale of the surrounding buildings and street-scene/ landscape.
d. The design preserves or enhances the character or appearance of the Henfield Conservation Area and/or preserves any adjacent listed buildings and its setting.

The proposal seeks planning permission for the erection of a single-storey rear extension with flat-roof terrace, hip to gable roof extension, enlarged rear patio, and fenestration alterations.

It is acknowledged that Fircroft appears on the 1874/5 OS and is likely to have formed part of the wider group of properties at Barrowhill Farm. Barrowhill Farmhouse to the south east is listed as grade 2 and dates to the seventeenth century or earlier. Following consultation with the Council's Conservation Officer, it is judged that the proposed extension to Fircroft would be viewed against the context of the existing building and it is not considered that it would result in additional harm to the setting of the historic farmhouse.

The proposed extension would be of a modest scale and comprise of a contemporary design. The provision of a roof terrace is considered acceptable in this instance given the fact that there are examples of similar roof terraces on neighbouring properties. The other associated works are considered satisfactory and would be in keeping with the characteristic of the host dwelling.

Overall, the proposed development would be a 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. The development 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.

The main dwelling already has an existing terrace on the rear elevation therefore, it is considered that the provision of a flat-roof terrace above the proposed single storey rear extension would not adversely increase overlooking over and above the existing arrangement. Consequently, it is considered that the siting and layout of the proposed extension and the resulting relationship with adjacent 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:

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 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).

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/25/0485
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Site plan	Proposed	FB25-0207-PL03	26.03.2025
Floor plan	Proposed	FB25-0207-PL01	26.03.2025
Elevation plan	Proposed	FB25-0207-PL02	26.03.2025
Site plan		FB25-0207-PL04	26.03.2025
Floor plan	Existing	FB25-0207-EX01	26.03.2025
Elevation plan	Existing	FB25-0207-EX02	26.03.2025
Location & Site plan	Existing	FB25-0207-EX03	26.03.2025
Site plan	Existing	FB25-0207-EX04	26.03.2025

Supporting Statement	Heritage	NONE	04.04.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 30.05.2025

Authorising Officer sign/initial RHERMITAGE Date: 30.05.2025