



## **DELEGATED APPLICATIONS - ASSESSMENT SHEET**

### **APPLICATION NO./ADDRESS:**

DC/26/1346

5 Fay Road, Horsham, West Sussex, RH12 2LG

### **DESCRIPTION:**

Demolition of existing conservatory and erection of single storey rear extension.

### **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

#### **Horsham Blueprint Business Neighbourhood Plan (HBBNP) 2019 – 2036:**

Policy HB3: Character of Development

Policy HB4: Design of Development

#### **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](http://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.

### **Town Council Comments:**

None received

### **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**

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 HB3, Character of Development, of the Horsham Blueprint Business Neighbourhood Plan states that, "Development is expected to preserve and enhance the Character Area in which it is located. The design of new development should take account of the local context and reflect the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area. Innovation in design will be supported, however, where this demonstrably enhances the quality of the built form in a character area".

Policy HB4, Design of Development, of the Horsham Blueprint Business Neighbourhood Plan states that – "Development is expected to demonstrate a high quality of design, which responds and integrates well with its surroundings"

The application seeks planning permission for the demolition of existing conservatory and erection of single storey rear extension. While the proposed extension would be a relatively large addition to the rear of the property, it is considered the proposal would reflect the form, scale and detailing of the existing building and would appear as a coherent and sympathetic addition. The proposed single storey rear extension would not be particularly visible from a public vantage point and would not have a detrimental impact on the host property or wider surrounds.

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 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 N6 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 approved proposed elevations plan drawing numbered DE1425/06 REV P2 received 07.08.2026.

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/26/1346**

Schedule of plans/documents **approved:**

| Plan Type            | Description | Drawing Number     | Received Date |
|----------------------|-------------|--------------------|---------------|
| Location & Site plan |             | DE1425 / 01 REV P1 | 07.08.2026    |

|                        |                                     |                    |            |
|------------------------|-------------------------------------|--------------------|------------|
| Elevation & Floor plan | Existing                            | DE1425 / 02 REV P1 | 07.08.2026 |
| Plans                  | Proposed Ground and Demolition      | DE1425 / 03 REV P3 | 07.08.2026 |
| Roof plan              | Existing and Proposed               | DE1425 / 04 REV P3 | 07.08.2026 |
| Site plan              | Proposed                            | DE1425 / 05 REV P3 | 07.08.2026 |
| Elevation plan         | Proposed                            | DE1425 / 06 REV P2 | 07.08.2026 |
| Plans                  | Existing Block Plan and Photo Sheet | DE1425 / 07 REV P1 | 07.08.2026 |
| Section plan           | Proposed                            | DE1425 / 07 REV P3 | 07.08.2026 |

## **DELEGATED**

Case Officer sign/initial      Marie Riggs      Date: 22.09.2026

Authorising Officer sign/initial      RHERMITAGE      Date: 28.09.2026