



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0348

69 Pound Lane, Upper Beeding, West Sussex, BN44 3JB

DESCRIPTION:

Erection of a single storey rear extension, and installation of front dormers and rooflights in connection with remodelling of existing dwelling.

RELEVANT PLANNING HISTORY:

PE/25/0242

Single storey rear extension with pitched roofs and a new pitched roof over an existing flat roof. Also, extend the width of the existing front dormer window.

Pre-Application Advice
Given on 13.11.2025

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 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Upper Beeding Parish Neighbourhood Plan 2018-2031

Policy 8 – Design Standards for New 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.

Consultations:

Arboricultural Officer: No significant arboricultural concerns.

Southern water: Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue, and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal.

Parish 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 obtained during site visit. 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 8 of the Upper Beeding Parish Neighbourhood Plan aims to maintain 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.

The rear extension would be subservient to the host building with a double pitched roof helping to create a coherent appearance, and although sizeable it is considered the plot is sufficient to accommodate the addition without appearing cramped or overdeveloped. The addition of a pitched roof over the existing flat roofed side projection would represent an improvement to the existing arrangement. The two additional front dormer windows would be modest additions and, with the pitched roof over the existing dormers, of a design and form which is sympathetic to the host building.

Overall, it is considered that the proposal would 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.

Trees

The property has a number of mature trees around the perimeters. To the front, and unaffected by the proposed development, are a mixture of species (predominantly cypress and beech) that provide a relatively effective screen/buffer to the streetscene, somewhat at odds with the more open surrounding urban landscape pattern.

The rear amenity area has mature cypress hedging trees that have been topped and maintained at varying heights below 8m. These trees are only partially visible from the streetscene and of limited public amenity value in terms of softening the surrounding built forms. While a section of these hedging trees may be directly affected by the proposed additional rear projection, the screening is not considered essential for either visual or neighbouring amenity and any loss would not result in any

harm which would warrant a refusal of planning permission. It is not therefore considered that any details of retained or replacement landscaping are necessary to make the proposed development acceptable.

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 height of the side roof extension, the extent of the rear projection together with the retained separation from side boundaries would be sufficient to prevent any unacceptable impacts on neighbouring amenity, with this impact further reduced by the retention of any boundary planting / closeboarded fencing.

The proposed fenestration would not create any intrusive views of neighbouring properties or land, with no harmful loss of privacy resulting from the proposal.

It is therefore considered that the amenity impacts of the proposal are acceptable and in accordance with the above policy; it is noted that no representations were received as part of the application process.

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

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 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).

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/26/0348

(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
Plans	PROPOSED FIRST FLOOR, LOCATION AND SITE PLAN	2025/221	14.04.2026
Elevation & Floor plan	EXISTING	2025/221	14.04.2026
Elevation & Floor plan	PROPOSED	2025/221	14.04.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 14.04.2026

Authorising Officer sign/initial Guy Everest Date: 20.04.2026