DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1031
Wimblehurst Lodge, Wimblehurst Road, Horsham, West Sussex, RH12 5AA

DESCRIPTION:
Erection of part one and a half storey front and side extension and raising of the boundary wall.

RELEVANT PLANNING HISTORY:

No relevant planning history

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
Policy 34 - Cultural and Heritage Assets

North Horsham Neighbourhood Plan:
North Horsham Neighbourhood Plan area was designated, then the area voluntarily withdrew the designation.

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

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:

HDC Conservation:
(*Initial Comments – 03.09.2025*) Objection.
The proposals are not representative of a particular building type which is characterised by modest proportions but an architectural interest that reflects the quality of a much grander building; in this case the demolished Wimblehurst. The proposed extension will dilute the perception of the historic building as a lodge to a country house due to the perception of scale and the lack of architectural interest. The north and east elevations are visible from North Heath Lane.

(Amended Plans Comments – 18.11.2025) No Objection.

Following discussions and the redesign of the extension and boundary wall, the proposal will preserve the opportunity to understand and appreciate the particular architectural and historic interest of this former lodge. Conditions suggested.

Southern Water:
Southern Water advises that the approximate location of water main assets near the development site is shown in attached records, but the exact position must be confirmed on site by the applicant in consultation with Southern Water before finalising the layout. There are restrictions on tree planting near sewers, rising mains, or water mains, and landscaping proposals must comply with Southern Water's guidance to protect public apparatus. Therefore, if planning consent is granted, a pre-commencement condition should require the developer to consult Southern Water regarding landscaping near public assets prior to starting development.

WSCC Highways:
(*Initial Comments – 11.09.2025*) Advice
The LHA has no highway safety concerns regarding the proposed extensions, as existing parking and access arrangements remain unchanged and adequate space for vehicle parking and turning is available. The increase in boundary wall height is not expected to obstruct visibility or pose a safety risk. Overall, the LHA concludes the proposal will not have an unacceptable impact on highway safety or cause severe cumulative effects on the network and therefore does not conflict with the NPPF (paragraph 116).

(Amended Scheme Comments – 20.11.2025) Advice
The LHA do not consider that any additional highway comments are required, please refer to previous comments.

Parish Comments:
North Horsham Parish Council:
(*Initial Comments – 24.07.2025*) Comments:
No objection in principle, however, the Parish Council Members would prefer the boundary wall to be lower than proposed.

(*Amended Scheme Comments – 27.11.2025*) Comments:
No objection in principle, however, Members have some concerns about the appearance of the proposed site, and remain concerned about the height of the proposed boundary wall

Representations:
One letter of representation has been received providing a neutral response to the application for the following reasons: -

- Whilst no objection in principle to the proposed development, it is essential the materials used match those on existing locally listed building and suitable conditions should be imposed.

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:

Wimblehurst Lodge is a sizeable detached two-storey dwellinghouse, situated within the built-up area boundary of Horsham. The site is not located within a Conservation Area, however, the building is locally listed and reflects that of an Edwardian Tudor revival style property. The proposal seeks planning permission for the erection of a part one and a half storey front and side extension and raising of the boundary wall.

The application originally sought permission for the erection of a single storey front extension, a first-floor side extension and raising the height of the boundary wall. Following concerns raised by HDC's Conservation Officer and subsequent discussions, an amended scheme have now been received.

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 34 of the Horsham Development Framework aims to sustain and enhance the historic environment through positive management of development affecting heritage assets. By preserving development and ensuring clear legibility of locally distinctive vernacular building forms and their settings, features, fabric, and materials.

The proposed extension will be located both at the front and side of the property, with an overall height of approximately 6 metres, width of 4.8 metres and length of 10.9 metres. The extension will incorporate a pitched roof gable, which will sit just above the eave's height of the existing dwelling. Two rooflights to the east elevation are proposed, with a condition recommended seeking full details of materials prior to the commencement of the development. The proposed extension will be a suitably subservient addition and will not dilute the character of the vernacular of this locally listed building or prevent an understanding or appreciation of its historical character. Whilst the proposed development will be visible from North Heath Lane, the proposed extension will be set further back into the site than the existing and will have more architectural merit than the modern existing single storey extension approved in 2000. As such, there will be no adverse impact on the character and appearance of the existing dwelling and would not harm the character or appearance of the wider area.

Whilst the retention of the boundary wall at its current height is preferred, it is noted that the increased wall height will still allow an appropriate visual appreciation of the property, and the approved wall detailing will allow visual interested within the street scene. As such, there will be no adverse impact on the character and appearance of the existing dwelling and would not harm the character or appearance of the wider area.

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 policies 32, 33 and 34 of the HDPF.

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 proposed rooflights on the east elevation, due to their position, height, and angle, together with the building's relationship to the neighbouring property, Fairleith, are not considered likely to result in additional overlooking or loss of privacy.

A small window is proposed on the side elevation to serve an ensuite. Positioned approximately 4.2 metres above ground level, this could give rise to a perception of overlooking. To address this, a

condition will require the window to be fitted with obscured glazing and to remain fixed shut below a height of 1.7 metres from finished floor level. This will ensure that the development does not result in any loss of privacy or overlooking.

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 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 **Pre-Commencement Condition**: Prior to relevant work beginning, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details:

- Specifications of external materials and surface finishes.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

4 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the window serving the en-suite on the East Elevation, on Plans (07)-001 and (08)-001, has been fitted with obscured glazing. No part of that window that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

Reason: To protect the privacy of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: The new roof junctions at ridge, valleys, eaves and verges shall be built to reflect traditional detailing as found on the principal roof including exposed rafter feet, valley tiles and crested ridge tiles.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

6 **Regulatory Condition**: The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

7 **Regulatory Condition**: All new and replacement rainwater goods shall be cast iron or cast aluminium or cast effect plastic.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT
Before any work begins on site for the construction of the boundary wall, the person(s) responsible for supervising the works is advised to meet the conservation officer of the Local Planning Authority, on site or as otherwise agreed, to confirm that all the details of construction are understood and can be fully complied with.

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/25/1031
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Details plan	Boundary Wall	(21)-001 REV A	14.11.2025
Elevation plan	Existing Elevations	(03)-001 REV A	17.10.2025
Floor plan	Proposed Plans	(07)-001 REV F	17.10.2025
Elevation plan	Proposed Elevations	(08)-001 REV F	17.10.2025
Floor plan	Existing Plans	(02)-001 REV A	17.10.2025
Location & Site plan	Location and Site Plans	(01)-001 REV D	17.10.2025

DELEGATED

Case Officer sign/initial	Sam Nye	Date:	16/12/2025
Authorising Officer sign/initial	RHERMITAGE	Date:	17.12.2025