



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0380

25 Church Lane, Upper Beeding, West Sussex, BN44 3HP

DESCRIPTION:

Erection of a first-floor front extension (at roof level).

RELEVANT PLANNING HISTORY:

DC/24/1948	Installation of a heat pump, solar panels and log burner flue. Erection of a single storey front garage extension, rear dormer and changes to external materials and fenestration.	Application 19.05.2025	Refused	on
DC/25/0793	Installation of a heat pump, solar panels and log burner flue. Construction of a rear dormer and porch roof (Lawful Development Certificate - Proposed).	Application 08.07.2025	Permitted	on
DC/25/1330	Erection of a front garage and single storey extension, changes to fenestration.	Application 13.10.2025	Permitted	on

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 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets

Policy 40 - Sustainable Transport

Policy 41 - Parking

Upper Beeding Parish Neighbourhood Plan (UBPNP) 2018-2031:

Policy 8 - Design Standards for New Development

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

Policy 9: Water Neutrality

Policy 17: Green Infrastructure and Biodiversity

Policy 19: Development Quality

Policy 20: Development Principles

Policy 21: Heritage Assets and Managing Change within the Historic Environment

Policy 24: Sustainable Transport

Policy 25: Parking

Policy 45: Replacement Dwellings and House Extensions in the Countryside

Policy 46: Ancillary Accommodation

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 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.

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:

This application is for Erection of a front garage and single storey extension, changes to fenestration at 25 Church Lane, Upper Beeding. The property is of atypical design. The property is outside of the Conservation Area which is located to the south and has recently had an approved lawful development certificate for the installation of a heat pump, solar panels and log burner flue, construction of a rear dormer and porch roof under DC/25/0735.

An application under DC/25/1330 (Erection of a front garage and single storey extension, changes to fenestration) was approved in October 2025.

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 8 of UBPNP runs in accordance with HDPF Policies 32 and 33, seeking scale, density, massing, height, layout, materials and landscaping of new development be aware of the surrounding area. Development will be supported where the Parish Design Statement is reflected in a proposals and takes into account the vernacular and character of Upper Beeding Parish.

The proposal seeks slight amendments from the previous approved application DC/25/1330 (Erection of a front garage and single storey extension, changes to fenestration). This mainly consists of changing the roof geometry at the front elevation. This creates a more usual appearing roof geometry and allows for more usable space inside at the first floor level though with a reduced headroom.

The proposal is considered an improvement on the previous scheme and considered to 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.

No additional amenity impact is envisioned from the development over the previously consented scheme.

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 **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/26/0380

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	02.03.2026
Design & Access Statement		A 462-1_3	02.03.2026
Floor plan	EXISTING GROUND	A 462-2_3	02.03.2026
Floor plan	PROPOSED GROUND	A 462-4_3	02.03.2026
Floor plan	EXISTING FIRST	A 462-5_3	02.03.2026
Floor plan	PROPOSED FIRST	A 462-7_3	02.03.2026
Roof plan	EXISTING	A 462-8_3	02.03.2026
Roof plan	PROPOSED	A 462-10_3	02.03.2026
Elevation plan	EXISTING	A 462-11_3	02.03.2026
Elevation plan	PROPOSED	A 462-13_3	02.03.2026
Block plan		A 462-14_3	02.03.2026

DELEGATED

Case Officer sign/initial JBurrowes Date: 21/04/2026

Authorising Officer sign/initial RHERMITAGE Date: 27.04.2026