



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0371

Shieling, Birch Way, Storrington, West Sussex, RH20 3PE

DESCRIPTION:

Variation of Condition 1 of previously approved application DC/22/2283 (Erection of a single storey rear extension, a first-floor side extension over existing garage, alterations to fenestration and doors and associated external alterations) to amend the approved plans to add two new side bedroom windows and amend the external cladding.

RELEVANT PLANNING HISTORY:

DC/22/2283	Erection of a single storey rear extension, a first floor side extension over existing garage, alterations to fenestration and doors and associated external alterations.	Application Permitted on 03.03.2023
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RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Storrington Sullington and Washington Neighbourhood Plan 2018-2031 (SSWNP)

Policy 14- Design

Storrington and Sullington Parish Design Statement

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

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:

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:

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 14, Design, of the SSWNP states 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 and landscape.

Shieling is a detached two-storey dwelling sited the south side of Birch Way within the Storrington BUAB. Permission was granted in March 2023 (ref. DC/22/2283) for the erection of a single storey rear extension, a first-floor side extension over the existing garage, and alterations to fenestration and doors and associated external alterations.

This application seeks permission for a Variation of the Condition 1 to amend the approved plans to add two new first-floor side windows to the east elevation to serve the master bedroom, both windows would be non-opening, obscure glazed, narrow width and full-height. Black aluminium window frames. With stock stone feature wall material between the windows at first floor level to match the stock stone feature wall material permitted at the rear, replacing the permitted vertically laid grey composite cladding. In addition, at the first-floor rear elevation sections of vertically laid composite grey cladding will be swapped with stock stone feature wall material to match.

The proposal would vary the positioning of cladding and wall materials on the east side and rear elevations that were previously permitted, also the additional side windows materials would be consistent with the permission DC/22/2283 and therefore overall the proposal is considered acceptable and 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.

The additional two side window openings at first-floor level (east elevation) are proposed with obscure glazing and non-opening, and therefore it is considered that 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.

The application states that the approved development commenced before the expiration of the initial consent. Therefore, it is not necessary to impose a time condition as per the previous decision.

Recommendation: Application Permitted

Conditions:

2 NOT USED

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).

4 **Regulatory Condition:** Access to the flat roof over the single-storey rear extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply 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/26/0371Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	PLANNING STATEMENT	NONE	02.03.2026
Floor plan	PROPOSED AND ROOF PLANS	22487 / P103 P1	02.03.2026
Elevation plan	PROPOSED	22487 / P104 P1	02.03.2026

DELEGATEDCase Officer sign/initial Steve Astles Date: 20.04.2026Authorising Officer sign/initial RHERMITAGE Date: 27.04.2026