



**DELEGATED APPLICATIONS - ASSESSMENT SHEET**

| <b>OFFICER CHECKLIST</b>                                                                                                                                                                                                    |                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| <b>WEEK ONE (Date Valid)</b>                                                                                                                                                                                                | <b>11th May 2026</b>     |
| Check Neighbours                                                                                                                                                                                                            | x                        |
| Check Consultations (including newts) / Press List                                                                                                                                                                          | x                        |
| Check Description, Plans and Supporting Documents                                                                                                                                                                           | x                        |
| Print and Display Site Notice (if required)                                                                                                                                                                                 | <input type="checkbox"/> |
| <b>WEEK TWO (+7)</b>                                                                                                                                                                                                        | <b>18th May 2026</b>     |
| Visit Site or request site visit photos (in accordance with Site Visit Guidance Note)                                                                                                                                       | x                        |
| Draft HRA / AA if necessary. If the water statement is insufficient discuss with TL / PPO whether to discuss / accept amendments to the strategy.                                                                           | <input type="checkbox"/> |
| Instruct Legal if s106 required (with prior TL / PPO agreement)                                                                                                                                                             | <input type="checkbox"/> |
| <b>WEEK THREE (+14)</b>                                                                                                                                                                                                     | <b>25th May 2026</b>     |
| If amendments are likely to be needed discuss with TL / PPO (N.B. Only minor amendments will be accepted in accordance with the Amendment Guidance). When requesting amendments give clear deadline (i.e. start of week 5). | <input type="checkbox"/> |
| <b>WEEK FOUR (+21)</b>                                                                                                                                                                                                      | <b>1st June 2026</b>     |
| If no amendments required, contact agent / applicant with update on progress.                                                                                                                                               | x                        |
| Confirm whether delegated or committee decision (re: parish and neighbour representations)                                                                                                                                  | x                        |
| <b>WEEK FIVE (+28)</b>                                                                                                                                                                                                      | <b>8th June 2026</b>     |
| 14-day re-consultation letters to be sent on any amended plans                                                                                                                                                              | <input type="checkbox"/> |
| Prepare draft report                                                                                                                                                                                                        | <input type="checkbox"/> |
| <b>WEEK SIX (+35)</b>                                                                                                                                                                                                       | <b>15th June 2026</b>    |
| Check 35-day Cllr call-in for Committee                                                                                                                                                                                     | x                        |
| If decision based on original plans, report to be drafted and submitted for sign off                                                                                                                                        | x                        |
| <b>WEEK SEVEN (+42)</b>                                                                                                                                                                                                     | <b>22nd June 2026</b>    |
| If decision based on amended plans, report to be drafted and submitted for sign off                                                                                                                                         | <input type="checkbox"/> |
| Reason for EOT                                                                                                                                                                                                              | <input type="checkbox"/> |

**APPLICATION NO./ADDRESS:**

DC/26/0612  
16 The Birches, Mannings Heath, West Sussex, RH13 6JT

**DESCRIPTION:**

Erection of a new front porch and a single-storey rear extension with associated alterations.  
Installation of solar panels to front roof elevation.

**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

**Nuthurst Parish Neighbourhood Plan 2015-2031:**

Policy 10: Housing Design

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

Policy 19: Development Quality

Policy 20: Development Principles

**Parish Design Statement:****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:****Southern Water:** Comment

The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

**Parish Comments:**

No objection

**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 10 of the NP 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.

The application seeks planning permission for the erection of a new front porch and a single-storey rear extension with associated alterations. Installation of solar panels to front roof elevation.

The proposed front porch would be of a modest scale and is considered to be of a design, form and siting which would appear as a subservient and sympathetic addition to the front of the property. The porch would not stand out as intrusive or unduly dominant in views along The Birches and there would be no wider visual impacts.

Although the proposed single storey rear extension would incorporate a flat roof, it is recognised that this is an existing feature of the property, with the resulting development considered to result in no further harm. It is therefore considered that the proposed extension would relate to the existing building, reflecting the form and detailing when viewed against the host dwelling, and would be sited appropriately within the curtilage of the site. The proposed works would not be particularly visible from a public vantage point and would not therefore affect the key character of the street scene.

It is considered that the solar panels would be well contained within the front (west) roof slope and, given their modest projection from the plane of the roof, would not appear intrusive or unduly dominant.

The proposal is therefore considered to be sufficiently sympathetic to the visual amenities of the site and wider surrounds so as to prevent any significant adverse impact. It is noted that no representations have been received from adjoining residents during the consultation process. 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 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 to be used in the development hereby permitted shall strictly accord with those indicated on the approved proposed elevations plan drawing numbered DE1377/05 REV P2 received 08.05.2026.

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).

### **NOTE TO APPLICANT**

#### **Biodiversity Net Gain Condition**

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Under Regulations 4, 5, 7 & 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 the statutory biodiversity gain condition required by Schedule 7A to the Town and Country Planning Act 1990 (as amended) does not apply in relation to planning permission for development which:

- 1. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (a hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric);
- 2. is the subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015;
- 3. is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain planning condition which applies in relation to another development (In determining whether a development is undertaken solely or mainly for this purpose, no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee);
- 4. consists of no more than 9 dwellings, is carried out on a site which has an area no larger than 0.5 hectares, and consists exclusively of dwellings which are self-build or custom housebuilding ("Self-build or custom housebuilding" has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended)).

In addition, the Biodiversity Gain Plan Condition does not apply to applications for major development made before 12 February 2024, or non-major development made before 2 April 2024.

**Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.**

*Statutory exemptions and transitional arrangements*

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at <https://www.gov.uk/guidance/biodiversity-net-gain>.

### *Irreplaceable habitat*

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

## 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/26/0612**

(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 |
|----------------------|----------------------------------------|-----------------------------|---------------|
| Elevation plan       | Existing Elevations                    | DE1377 / 03<br>REVISION P2  | 08.05.2026    |
| Floor plan           | Existing Ground Floor Plan & Roof Plan | DE1377 / 02<br>REVISION P2  | 08.05.2026    |
| Elevation plan       | Proposed Elevations                    | DE1377 / 05<br>REVISION P2  | 08.05.2026    |
| Floor plan           | Proposed Ground Floor Plan & Roof Plan | DE1377 / 04A<br>REVISION P2 | 08.05.2026    |
| Location & Site plan | Site Location & Block Plans            | DE1377 / 01<br>REVISION P2  | 08.05.2026    |

**DELEGATED**

Case Officer sign/initial      Marie Riggs      Date: 22.06.2026

Authorising Officer sign/initial      Tamara Dale      Date: 03.07.2026