



**DELEGATED APPLICATIONS - ASSESSMENT SHEET**

| <b>OFFICER CHECKLIST</b>                                                                                                                                                                                                    |                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>WEEK ONE (Date Valid)</b>                                                                                                                                                                                                | <b>11th May 2026</b>                |
| Check Neighbours                                                                                                                                                                                                            | <input checked="" type="checkbox"/> |
| Check Consultations (including newts) / Press List                                                                                                                                                                          | <input checked="" type="checkbox"/> |
| Check Description, Plans and Supporting Documents                                                                                                                                                                           | <input checked="" type="checkbox"/> |
| 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)                                                                                                                                       | <input checked="" type="checkbox"/> |
| 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.                                                                                                                                               | <input checked="" type="checkbox"/> |
| Confirm whether delegated or committee decision (re: parish and neighbour representations)                                                                                                                                  | <input checked="" type="checkbox"/> |
| <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 checked="" type="checkbox"/> |
| <b>WEEK SIX (+35)</b>                                                                                                                                                                                                       | <b>15th June 2026</b>               |
| Check 35-day Cllr call-in for Committee                                                                                                                                                                                     | <input type="checkbox"/>            |
| If decision based on original plans, report to be drafted and submitted for sign off                                                                                                                                        | <input checked="" type="checkbox"/> |
| <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/26/0760  
18 King Edward Road, Christs Hospital, West Sussex, RH13 0ND

**DESCRIPTION:**

Erection of a single storey rear extension.

**RELEVANT PLANNING HISTORY:**

None.

## 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

Policy 34 - Cultural and Heritage Assets

#### **Southwater Neighbourhood Development Plan (2019-2031):**

SNP14 – Adequate Provision of Car Parking

SNP16 - Design

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

Policy 19: Development Quality

Policy 20: Development Principles

#### **Southwater Parish Design Statement 2011**

## 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:

#### 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.

The application site relates to a dwelling located within an established residential area within the built-up boundary area. The surrounding area comprises similar residential properties with private rear gardens. The site occupies a typical suburban plot and is situated adjacent to an area of open space and a children's play area.

The proposal seeks the erection of a single storey rear extension to provide additional living accommodation. The extension would project approximately 3m beyond the rear elevation and would remain subordinate to the host dwelling.

The proposed materials are to match the existing dwelling, including brickwork, roof materials, windows and doors, ensuring a cohesive appearance. The extension incorporates a simple design with rooflights and bifold doors to the rear elevation, which are considered appropriate for a contemporary domestic extension.

Given its modest scale, rearward location and use of matching materials, the proposal would integrate satisfactorily with the existing dwelling and would not appear incongruous. The development is therefore considered acceptable in terms of character and appearance. 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 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 proposed extension would be single storey in scale and modest in its overall footprint. Given its limited projection, height and siting to the rear of the property, the development would not appear unduly overbearing or result in any unacceptable loss of light, outlook or privacy to neighbouring occupiers.

Whilst the extension is proposed close to the shared boundary, its single storey form and policy-compliant dimensions ensure that any impact on adjoining properties would be limited. No additional side-facing windows are proposed that would give rise to overlooking concerns.

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.

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### **Plans list for: DC/26/0760**

(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 |
|-----------------------|----------------------------|----------------|---------------|
| Floor plan            | Proposed Ground Floor Plan | 3561-2 REV B   | 11.05.2026    |
| Roof plan             | Existing Roof Plan         | 3561-3 REV B   | 11.05.2026    |
| Roof plan             | Proposed Roof Plan         | 3561-4 REV B   | 11.05.2026    |
| Elevation plan        | Existing Elevations        | 3561-5 REV B   | 11.05.2026    |
| Elevation plan        | Proposed Elevations        | 3561-6 REV B   | 11.05.2026    |
| Section plan          | Section Plan               | 3561-7 REV B   | 11.05.2026    |
| Location & Block plan | Location and Block Plan    | 3561-8 REV B   | 11.05.2026    |
| Supporting Docs       | Construction Notes 1/2     | 3561-9 REV B   | 11.05.2026    |
| Supporting Docs       | Construction Notes 2/2     | 3561-10 REV B  | 11.05.2026    |
| Floor plan            | Existing Ground Floor Plan | 3561-1 REV B   | 11.05.2026    |

**DELEGATED**

Case Officer sign/initial Meg Bayliss Date: 02/07/2026

Authorising Officer sign/initial      Tamara Dale      Date: 03/07/2026