



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0739

21 Whytings, Mannings Heath, West Sussex, RH13 6JZ

DESCRIPTION:

Erection of a first floor side extension.

RELEVANT PLANNING HISTORY:

None.

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 (NPNP) 2015 – 2031:

Policy 10 – Housing Design

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

Policy 19: Development Quality

Policy 20: Development Principles

Policy 25: Parking

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 must 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:

1x representation has been received, objecting to the application for the following reasons: -

- The proposal would appear overbearing and dominant due to the forward/offset relationship between Nos. 19 and 21.
- It would result in a loss of light, outlook and increased overshadowing, particularly to the front bedroom and driveway area of No. 19.
- The additional two-storey bulk on the side elevation is considered intrusive and out of keeping with the specific relationship between the properties.
- Privacy concerns are raised in relation to the proposed first-floor side window, despite it being shown as obscurely glazed.
- It is argued that other extensions in the area are not directly comparable due to differences in the relationship between neighbouring properties.

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.

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 NPNP 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. In the High Weald Area of Outstanding Natural Beauty, proposals must avoid any significant detrimental effect on its landscape and natural beauty. Development should make use of high-quality materials and finishes.

The application site relates to a detached dwelling located on Whytings within the built-up boundary area. The extension would sit within the footprint of the existing garage and align with the principal dwelling, maintaining the overall proportions and roof form. The design reflects the form of the host dwelling, including a pitched roof set below the main ridge line, ensuring that the extension appears subordinate to the original building.

The proposed materials are to match the existing dwelling, including brickwork, roof tiles and fenestration, ensuring a cohesive and integrated appearance. The dwelling would also remain as a 4-bed. It is noted that there are a number of similar extensions within the street scene, and the proposal would therefore not appear out of keeping with the established character of the 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 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.

An objection has been received raising concerns regarding the offset relationship between Nos. 19 and 21, and the potential impact on light, outlook and privacy. These concerns have been carefully considered.

Whilst No. 21 sits slightly forward of No. 19, the proposed extension remains subordinate, is located above the existing garage, and does not project significantly beyond the established building line. Given the separation distance and angled relationship (set forwards to the north of the neighbours), it is not considered that the development would appear overbearing or result in a material loss of light or outlook.

The proposed side window within the ensuite would be obscurely glazed, preventing overlooking and safeguarding privacy. Overall, the proposal is not considered to result in 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/26/0739

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Existing and Proposed Front and Rear Elevations	27411 REV C	08.05.2026
Elevation plan	Existing and Proposed West and East Elevations	27412 REV C	08.05.2026
Floor plan	Existing and Proposed First Floor Plan	27413 REV B	08.05.2026
Roof plan	Existing and Proposed Roof Plan	27414 REV C	08.05.2026
Location & Block plan	Location and Block Plan	27415 REV A	08.05.2026
Photos	Applicant Supplied Photos	NONE	08.05.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 30/06/2026

Authorising Officer sign/initial RHERMITAGE Date: 03.07.2026