DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1421
Ellington House, Worthing Road, Horsham, West Sussex, RH13 9AT

DESCRIPTION:
Erection of front and rear extensions, enclosure of existing pergola and erection of detached rear outbuilding.

RELEVANT PLANNING HISTORY:

HR/186/80	Summerhouse and open shelter. (From old Planning History)	Application Permitted

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

Southwater Neighbourhood Development Plan (2019-2031):
SNP1 - Core Principles
SNP16 - Design
SNP17 - Site Levels

Southwater Parish Design Statement

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
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:
None

Parish Comments:
Southwater Parish Council: 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:

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.

Ellington House is a detached two storey dwelling located on a corner plot to the west side of Worthing Road and to the north of Welcome Place. The site is accessed via a driveway from the west side of Worthing Road leading to a flat roofed garage building and carport attached to the front of the house and at right angles to the house facing across the front southwards. The site is north of Southwater village centre and within the Southwater Built-Up Area Boundary.

Planning permission is sought for alterations at the front and rear of the house and erection of detached rear outbuilding at the end of the garden. The existing car port between the flat roof garage and the house is proposed to be enclosed with a brickwork wall to match existing and with a window inserted to infill the opening and to turn into an internal room, used as gym/games room.

At the rear of the house, a detached barn style building comprises a glazed summer house and open shelter and was originally constructed following planning permission HR/186/80. This building is proposed to be replaced and connected to the main dwelling, the hipped roof design to remain with matching tiles and solar panels. The buildings maximum width and ridge height reduced, timber clad elevations, a pair of doors are to open into the garden, and windows are proposed into the garden and to the east elevation to match existing property, and a wc internally added to the link corridor.

In addition, an existing pergola structure at the rear of the house, located near the northern side boundary is to be enclosed, using composite cladding materials, flat roof, bi folding doors into the garden, window to the rear (west) and into the garden to match existing windows.

A detached outbuilding for use as a potting shed and store is also proposed at the rear (west) end of the garden, with flat shallow mono-pitch roof to a maximum height below 3 metres. Outbuilding width just over 6.5m, depth just over 4m. Composite clad elevations with a door inserted into each of the store and potting shed, and a side window.

The proposals overall would be subservient additions comfortably accommodated within the site and are 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.

It is considered that the siting and layout of the proposed single-storey development and given the existing arrangement, and the resulting relationship with adjoining properties, would be sufficient to prevent any unacceptable harm to neighbouring amenity.

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 submitted plans and application.

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/26/1421
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Floor plan	Existing	001	04.09.2026
Elevation plan	Existing	002 REV B	04.09.2026
Floor plan	Proposed ground	003 REV C	04.09.2026
Elevation & Floor plan	Proposed outbuilding	004	04.09.2026
Elevation plan	Proposed	005	04.09.2026

Block plan	Existing	006	04.09.2026
Block plan	Proposed	007	04.09.2026
Location plan		008	04.09.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 23.10.2026

Authorising Officer sign/initial RHERMITAGE Date: 30.10.2026