



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0855

53 Hill Mead, Horsham, West Sussex, RH12 2PT

DESCRIPTION:

Demolition of existing detached garage and erection of a single storey front, side and rear extension.

RELEVANT PLANNING HISTORY:

DC/26/0857

Demolition of existing detached garage and erection
of single storey front and side extension.

Application Permitted on
20.07.2026

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

Policy 41 - Parking

Horsham Blueprint Business Neighbourhood Plan (HBBNP) 2019 – 2036:

Policy HB3: Character of Development

Policy HB4: Design of Development

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:

None.

Parish Comments:

No comments objecting nor supporting.

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:

Background

Planning permission was granted under reference DC/26/0857 for 'demolition of existing detached garage and erection of single storey front and side extension'. This current application includes a single-storey front and side extension to match this existing permission, with the inclusion of a single-storey rear extension, which together with the side extension would essentially wrap-around the original host dwelling.

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 HB3: Character of Development of the Horsham Blueprint Business Neighbourhood Plan states that – "Development is expected to preserve and enhance the Character Area in which it is located. The design of new development should take account of the local context and reflect the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area. Innovation in design will be supported, however, where this demonstrably enhances the quality of the built form in a character area".

Policy HB4: Design of Development of the Horsham Blueprint Business Neighbourhood Plan states that – "Development is expected to demonstrate a high quality of design, which responds and integrates well with its surroundings".

The extensions are considered to form a coherent and sympathetic addition to the host dwelling. The scale, form and design of the development reflect the character and proportions of the existing property, whilst retaining appropriate spacing to the site boundaries. The proposed front and side extensions would replace and rationalise the existing built form, whilst the rear extension would appear a clearly subservient addition to the dwelling.

The proposed materials are to match the existing dwelling, ensuring a consistent and integrated appearance. Given the varied pattern of extensions and alterations evident within the surrounding area, the proposal, and particularly the expanse of flat roof to the rear, would not appear incongruous or visually intrusive within the street scene. Accordingly, it is considered that the development would preserve the character and appearance of the host dwelling and the wider area.

Overall, 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 adjoining property within the pair has been previously extended to the rear, with the single-storey additional projection proposed by this application not of a magnitude which would lead to unacceptable harm. The retained separation from the shared southern boundary would offset the impact of the additional depth and bulk to the rear of the site, such that no unacceptable impacts would arise. Overall, it is considered that the siting and layout of the proposed extensions and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Impact on Parking

Policy 41 of the HDPF states that adequate parking and facilities must be provided within developments to meet the needs of anticipated users. Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere or the need for the development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

Whilst the proposal would result in the loss of the existing garage, the property would retain sufficient off-street parking provision to accommodate at least two vehicles within the site. The proposed extensions are not considered likely to generate a significant increase in parking demand and it is not anticipated that the development would result in displaced vehicles or an unacceptable increase in on-street parking. Accordingly, the proposal would not have a severe impact on highway safety and is considered acceptable in parking and highway terms.

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 180 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 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).

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/26/0855

(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
Plans	Existing Ground and First, Elevations and Roof	01 REV 00	26.05.2026
Plans	Proposed Ground and First, Elevations and Roof	020 REV 02	26.05.2026
Location & Block plan	Existing and Proposed	03C REV 00	26.05.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 24/08/2026

Authorising Officer sign/initial Guy Everest Date: 26.08.2026