



**Horsham
District
Council**

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1156

Arun Way, Lordings Road, Newbridge, Billingshurst, West Sussex, RH14 9JA

DESCRIPTION:

Erection of single storey side extension, erection of single-storey and two-storey rear extension with first floor roof terrace and replacement of first floor rear window with door.

RELEVANT PLANNING HISTORY:

None directly relevant to this application.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 28 - Replacement Dwellings and House Extensions in the Countryside

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

Billingshurst Parish Neighbourhood Plan 2019 – 2031:

BILL 2: Housing Design and Character

Billingshurst Design Statement

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

Policy 9: Water Neutrality

Policy 19: Development Quality

Policy 20: Development Principles

Policy 21: Heritage Assets and Managing Change within the Historic Environment

Policy 45: Replacement Dwellings and House Extensions in the Countryside

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:

HDC Conservation Officer: The proposal will not harm the setting of the neighbouring listed buildings

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:

Arun Way is a detached two storey 3-bed dwelling set centrally within a spacious plot to the east side of Lordings Road, outside of any Built-Up Area Boundary. The dwelling is brick built with a pitched roof to each side and a front facing gabled roof element. Adjacent to the north side of the dwelling is a detached storage building with dual pitched roof. To the rear southeast corner of the dwelling is a detached garage building with dual pitched roof. To the rear (east) of the dwelling is open agricultural field. Boundary treatment to the sides consists of mature high vegetation providing screening between neighbouring property.

This part of Lordings Road is characterised by detached residential dwellings both sides of the highway in spacious plots in a countryside location. The neighbouring dwelling to both the north and south are both Grade II listed, and further south is the Limeburners Grade II listed public house.

Character and Appearance

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that extensions should not be disproportionate to the size of the existing dwelling, and should be in keeping with the scale and character of the existing dwelling. The policy also states that the cumulative impact of existing extensions will be taken into account.

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 proposal represents a sizeable addition to the host dwelling but would be comfortably accommodated within what is a substantial incidental curtilage. The resulting building would not appear cramped or out of keeping with the scale or layout of development along Lordings Road. The extensions would sufficiently reflect the form and proportions of the host building and there would be no harm to the setting of neighbouring listed buildings.

The proposal 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 separation distances and boundary treatment would be sufficient to ensure no unacceptable harm would arise from the proposed extensions, with no intrusive or harmful loss of privacy arising from the roof terrace. The siting and layout of the proposed development and the resulting relationship with adjoining properties would therefore prevent any unacceptable harm to neighbouring amenity. It is noted that no neighbouring representations have been received as part of the application process.

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 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/26/1156

(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
Location & Site plan		A03 REV P1	01.07.2026
Elevation & Floor plan	Existing	A01 REV P1	01.07.2026
Elevation & Floor plan	Proposed	A02 REV P1	01.07.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 24.08.2026

Authorising Officer sign/initial Guy Everest Date: 26.08.2026