Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0856
38 Wagtail Close, Horsham, West Sussex, RH12 5HL

DESCRIPTION:
Erection of a two storey front extension and a front dormer.

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

North Horsham Parish Council:
North Horsham Neighbourhood Plan area was designated, then the area voluntarily withdrew the designation.

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

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.

Southern Water: No objection

Parish Comments:
No objection

Representations:

2 representations have been received from 1 separate address, *objecting* to the application for the following reasons: -

- A neighbour has objected to the propose front dormer due to impact on privacy
- The application site sits on higher ground and would overlook the garden
- The dormer would overlook parts of the house
- The dormer alters the character of the property and creates a dominant structure
- Potential overshadowing and loss of light to the garden

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 a site visit and 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 seeks planning permission for the erection of a two storey front extension and a front dormer. While relatively large, it is considered that the two storey front extension would reflect the form scale and detailing of the existing building, appearing as a coherent and sympathetic addition. The form and scale of adjoining properties is highly variable, and the extended building would not appear unduly intrusive or dominant.

Whilst the proposed front dormer would be the first of its kind within the street scene, the proposal is not considered to result in significant harm to the character and visual amenity of the host dwelling or street scene to justify a reason for refusal. 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 given the layout and character of surrounding development, and that given the mixture of building form and designs making up the dwellings withing the vicinity, the proposed works would not have a detrimental impact on the host property and would not harm the character or appearance of the wider area.

Though large, the proposal would display a level of subservience expected 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.

It is considered that normal domestic use of the dwelling would not be anticipated to create noise, light or other disturbances at significant levels that would be considered disruptive or detrimental to the living conditions of adjoining occupants over and above the existing use and occupation of the dwelling.

Furthermore, it is considered that due to the separation distances involved in relation to neighbouring properties that the proposal would not result in any unacceptable harm to neighbouring amenity and would ensure that overshadowing or overlooking are minimised preserving the reasonable enjoyment of adjacent properties, and the nature and scale of the development would not be of a magnitude which would lead to sustained loss of amenity. Furthermore, given the presence of existing windows at first floor level, the proposed front dormer would not provide for additional opportunities of overlooking over and above the existing arrangement.

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 to be used in the development hereby permitted shall strictly accord with those indicated on the approved proposed front elevation and materials notes plan drawing numbered AD11 REV A received 10.07.2025.

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/25/0856

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan	Ground Floor, as existing	AD01	22.05.2025
Floor plan	Ground, as existing	AD02	22.05.2025
Floor plan	First, and Second/Loft, as existing	AD03	22.05.2025
Roof plan	As existing	AD04	22.05.2025
Elevation plan	East, and North, as existing	SK05	22.05.2025
Elevation plan	West, and South, as existing	AD06	22.05.2025
Section plan	A-A and B-B, as existing	AD07	22.05.2025
Section plan	C-C and D-D, as existing	AD08	22.05.2025
Floor plan	Ground and First, as proposed	AD09	22.05.2025
Floor plan	Second/Loft, and Roof, as proposed	AD10	22.05.2025
Elevation plan	South and North, as proposed	AD11 REV A	10.07.2025

DELEGATED

Case Officer sign/initial Marie Riggs Date: 04.08.2025

Authorising Officer sign/initial RHERMITAGE Date: 11.08.2025