



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0911
20 Newham Close, Steyning, West Sussex, BN44 3ND

DESCRIPTION:

Installation of level access platform and steps to the front and rear. Replacement of door with level threshold door.

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

Steyning Neighbourhood Plan and relevant policies to all reports

SNDP3 Contribution to Character

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:

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:

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 SNDP3 of the neighbourhood plan states development proposals which demonstrate how they will positively contribute towards Steyning's character will be supported. Development proposals should respect the amenity of properties in their immediate locality, and respond positively and sensitively to the scale, mass, height, building materials and form of neighbouring properties.

The character of the surrounding area is predominantly residential, with properties benefiting from front and rear garden areas and off-street access arrangements. The site lies within the built-up area of Steyning where household alterations and accessibility improvements are commonly undertaken.

The application seeks permission for the installation of level access platforms and associated steps at the front and rear of the dwelling, together with the replacement of an existing entrance door with a level-threshold door. The works are proposed to improve accessibility to and from the property.

The proposed alterations are modest in scale and would be incidental to the residential use of the dwelling. The level access platforms, steps and handrails would be of a functional design appropriate to their intended purpose and would be positioned adjacent to the existing building. Given their limited size and domestic appearance, the proposed works would not appear unduly prominent within the street scene or surrounding area. Furthermore, the alterations would not materially alter the overall form or character of the dwelling.

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 proposed development comprises minor external alterations associated with improving accessibility to the dwelling. The works would not result in any increase in the overall footprint or height of the dwelling beyond the limited projections necessary to accommodate the access platforms and steps.

The proposal is therefore considered to have an acceptable impact on the amenities of neighbouring residents.

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 N6, 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 the development hereby approved 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/26/0911
Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received
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			Date
Floor plan	Existing and Proposed Plans	DT/Newhamclose2 0/01	04.06.2026
Elevation plan	Existing and Proposed Elevations	DT/Newhamclose2 0/02 Rev A	08.09.2026
Location & Site plan	Site and Location Plan	DT/Newhamclose2 0/00 Revision A	29.06.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 10/09/2026

Authorising Officer sign/initial RHERMITAGE Date: 11.09.2026