Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1057
The Dragons, Brighton Road, Woodmancote, West Sussex, BN5 9ST

DESCRIPTION:
Erection of part single, part two and part three-storey extensions to dwelling.

RELEVANT PLANNING HISTORY:

DC/08/2602	Removal of various extensions and rebuild house to original 1930's appearance and to build a new extension with a sunken living room and swimming pool. An existing swimming pool, garage and 2 outbuildings are to be demolished and a new artists studio, study, guest house and garage are to be erected	Application Permitted on 16.02.2009

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
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
Policy 40 - Sustainable Transport
Policy 41 - Parking

Woodmancote Neighbourhood Plan:
Woodmancote Neighbourhood Plan has been Made.
Policy 3 - Design

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.

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

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that ancillary accommodation and garaging must demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site, with new outbuildings sited to have regard to the dwelling they serve and be grouped with the house. The policy also states that the use of ancillary accommodation as a separate dwelling will not be supported.

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 3 of the Woodmancote Neighbourhood Plan requires all development proposals to deliver high quality schemes that reflect the distinct character of the Parish and accord with the countryside policies of the development plan.

The application proposes part single, part two-storey and part three-storey extensions to the dwelling. The proposed ground and first-floor layout would reorganise the internal space to provide a cinema, pantry and reconfigured kitchen/lounge areas, with two additional bedrooms and dressing areas above.

The elevations show the introduction of feature glazed atrium elements, full height sliding doors, and rendered parapets, together with aluminium windows and doors throughout.

The property occupies a generous and visually contained plot, set well back from Brighton Road and surrounded by mature landscaping. Given this context, the increased massing of the dwelling would not appear intrusive in public views. The design approach, although contemporary in detailing, uses a restrained palette of materials (render to match existing, aluminium framing, parapet capping) which ties the extension to the host building. The stepped form, split-level lounge and recessed glazing help to break down the bulk, ensuring the extension reads as a modern but subservient addition.

Taking account of the site's spacious setting, the scale of extension is considered acceptable. The proposals are consistent with HDPF Policies 28, 32, and 33 and Policy 3 of the Woodmancote Neighbourhood Plan.

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 property is located on a large plot with generous separation distances from the nearest dwellings ("The Cottage" and "Orchard West" to the west, and "St George Place" further north).

The introduction of additional glazing at upper levels has been considered carefully. Although the scheme incorporates full-height windows and balconies, the siting and orientation of the house means that views towards neighbouring dwellings would be oblique and largely screened by boundary vegetation. No unacceptable overlooking, loss of light or sense of enclosure is therefore anticipated.

The enlarged footprint and massing of the building would remain comfortably within the established residential curtilage and would not encroach toward shared boundaries. As such, the proposal is not expected to result in material harm to neighbouring amenity, in compliance with HDPF Policy 33.

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 proposed extensions are considered to be of an appropriate design, scale and siting that would respect the character of the host dwelling and its countryside setting. The development would not result in harm to the amenities of neighbouring occupiers. The scheme is therefore compliant with the relevant policies of the Horsham District Planning Framework and the Woodmancote Neighbourhood Plan and is 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 application form and approved 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/25/1057

Schedule of plans/documents **approved**:

Plan Type	**Description**	**Drawing Number**	**Received Date**
Location & Site plan		2025/91	14.07.2025
Floor plan	Existing	2025/91	26.06.2025
Elevation plan	Existing	2025/91	26.06.2025
Floor plan	Proposed	2025/91	26.06.2025
Elevation plan	Proposed	2025/91	26.06.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 05.09.2025

Authorising Officer sign/initial RHERMITAGE Date: 08.09.2025