DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1164
80 Irwin Drive, Horsham, West Sussex, RH12 1NJ

DESCRIPTION:
Demolition of attached garage. Erection of a front porch, two storey side extension, single storey rear extension and alterations to roof.

RELEVANT PLANNING HISTORY:

DC/20/1528	Erection of a two storey side extension.	Application Permitted on 09.10.2020
DC/22/0961	Erection of a front porch, a two-storey side extension, a single storey rear extension and alterations to roof.	Application Permitted on 02.08.2022

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 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:
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

Neighbourhood Council Comments:
None received

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.

Background

Planning permission was previously granted under ref: DC/22/0961for an identical scheme comprising the erection of a front porch, a two-storey side extension, a single storey rear extension and alterations to roof. This permission was not though commenced within the required time period and has therefore expired. This current application has therefore been submitted to seek a new planning permission for the development.

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 application seeks planning permission for the demolition of the existing attached garage and the erection of a front porch, a two-storey side extension, a single-storey rear extension, and alterations to the roof. The application site is located within a residential area characterised by large detached and semi-detached properties occupying reasonably sized plots. Irwin Drive features a number of dwellings that have been extended, with various examples of front, side, and rear additions at both ground and first floor levels. The application site does not appear to have had much alteration since it was built, and it is considered that the property has scope to create a larger family dwelling commensurate with other properties in the vicinity.

It is considered that the proposed extensions and alterations would appear as coherent and sympathetic additions with sufficient separation retained around the extended building and neighbouring properties. While the single storey rear extension represents a relatively large addition, its modest height ensures it remains subservient to the host dwelling. Furthermore, it would not appear unduly prominent or intrusive within this residential setting, where similar rear projections are commonplace.

The proposal in its entirety would appear coherent and sympathetic 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, including consideration of the existing and proposed materials. 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 works would retain separation from the shared boundary with the adjoining property to the west, with the eastern neighbour having no key window openings to habitable rooms to the flank elevation. This arrangement together with the front and rear building lines reflecting the (existing) host building considered sufficient to prevent any unacceptable impacts from the two-storey element of the scheme.

The single-storey scale of the rear extension and relationship with adjoining properties and land, taking into account the separation to the west and rear building line to the east, would be sufficient to prevent any unacceptable harm from this element of the scheme.

The proposal would not create any views of adjoining properties or land which would be unexpected or unusual in an established residential location such as this, and no harmful loss of privacy would result.

The construction impacts of the development would be temporary and given that the application and the scale and the scale and nature of the scheme is such that no conditions are considered necessary to mitigate potential impacts.

The proposals are therefore considered to be acceptable on amenity grounds.

Impact on Parking Provision

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 a potential parking space within the garage, there would seemingly remain potential for 1/2 vehicles to park on the existing hardstanding and there are no apparent issues arising from street parking in the locality. It would not therefore be anticipated that the proposal would result in harmful demand for on-street parking from any displaced vehicles.

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 plans and application form.

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/25/1164

(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
Supporting Docs	Application Form	NONE	27.06.0202
Location & Block plan	and Existing Floors and Elevations	2025/346/001	27.06.2025
Elevation & Floor plan	Proposed Floors and Elevations	2025/346/002 REV A	05.09.2025

DELEGATED

Case Officer sign/initial Marie Riggs Date: 05.09.2025

Authorising Officer sign/initial Guy Everest Date: 08.09.2025