Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0978
Tall Pines, Maudlyn Park, Bramber, West Sussex, BN44 3PS

DESCRIPTION:
Erection of a first floor front extension, side conservatory conversion and erection of a single storey rear extension.

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
Bramber Parish Council Bramber Neighbourhood Plan 2018 to 2031:
Policy B2- Character of development
Policy B3- Design of development

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

HDC Arboricultural Officer: No objection

Parish Comments:

Bramber Parish Council made comments in support of the application

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 B2 of BPCBNP states that design for new development should demonstrate how it has taken account of the local context and has reflected the character and vernacular of the area, using architectural variety in form and materials that is respectful to the wider area. Innovation in design will be supported where this demonstrably enhances the quality of the built form in a character area.

Policy B3 of the BPCBNP advocates for design that incorporate a high quality of design, which responds and integrates well with its surroundings, meets the needs of the population of the neighbourhood area and minimises the impact on the natural environment.

The application seeks planning permission for the erection of a first floor front extension, side conservatory conversion and erection of a single storey rear extension. The local area is characterised by large properties occupying reasonably sized plots. Many of the properties along Maudlyn Park have been extended with numerous examples of front, side and rear extensions over both ground and first floors. It is considered that the proposed erection of a first floor front extension, side conservatory conversion and erection of a single storey rear extension would reflect the form, scale and detailing of the existing building and would appear as coherent and sympathetic additions with sufficient separation retained around the extended building and site boundaries.

It is considered that given the mixture of building forms and designs making up the dwellings within the vicinity, the proposed works would not have a detrimental impact on the host property. The proposed first floor front extension and conversion of existing conservatory are considered to be of an appropriate design form and scale appropriate to the character and appearance of the existing dwelling and would not harm the character or appearance of the wider area.

The proposals in their entirety would be clearly subservient additions and are 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.

Whilst the proposal includes additions to the first floor of the dwelling, the existing arrangement already provides for accommodation at this level. Furthermore, the dwelling is sufficiently set from neighbours to avoid adverse harm to neighbouring amenity by way of overlooking and overshadowing. Therefore, the proposed arrangement would offer no additional harm to neighbouring amenity over and above the existing. It is thus 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 application form received 13.06.2025.

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/25/0978
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Site plan		(01)-001 REV B	13.06.2025
Floor plan	Existing roof and 3D	(02)-001 REV B	13.06.2025
Roof plan	Proposed 3D	(07)-002 REV B	13.06.2025
Elevation plan		(03)-001 REV B	13.06.2025
Elevation plan	Proposed	(08)-001 REV B	13.06.2025
Floor plan	Proposed	(07)-001 REV B	13.06.2025

DELEGATED

Case Officer sign/initial Marie Riggs Date: 31.07.2025

Authorising Officer sign/initial RHERMITAGE Date: 08.08.2025