



**Horsham
District
Council**

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0453

10 Roman Lane, Southwater, West Sussex, RH13 9AG

DESCRIPTION:

Conversion of garage to habitable living space and erection of a single storey rear extension to provide orangery connecting new habitable living space to living room.

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

Policy 41 - Parking

Southwater Neighbourhood Development Plan (2019-2031):

SNP14 - Adequate Provision of Car Parking

SNP16 - Design

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

Policy 19: Development Quality

Policy 20: Development Principles

Policy 25: Parking

Southwater Parish Design Statement 2011

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.

WSCC Highways:

WSCC raises no objection to the proposal.

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.

The application site relates to a detached residential dwelling located within the built-up boundary of Southwater. The surrounding area is characterised by similar dwellings set within defined residential plots.

The proposal seeks permission for the conversion of the existing garage to habitable living accommodation, together with the erection of a single-storey rear extension to provide an orangery linking the converted garage space with the main living accommodation. The proposed works are modest in scale and have been designed to integrate appropriately with the host dwelling.

The rear extension would be positioned to the least visually prominent elevation and would not alter the appearance of the dwelling within the wider street scene. The orangery structure would provide a lightweight and visually subordinate addition, ensuring the extension does not appear overly dominant or out of character.

The submitted plans indicate that materials would be chosen to complement and match the existing dwelling, ensuring a cohesive and unified appearance. Overall, the proposal would preserve the character and appearance of the host property and would not result in harm to the visual amenities of the surrounding area.

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 is single-storey in nature and is located to the rear of the dwelling, where impacts on neighbouring properties are limited. Given the scale, design and siting of the extension, the proposal would not result in an unacceptable loss of light, outlook or privacy to neighbouring occupiers, nor would it appear overbearing when viewed from adjoining properties.

The conversion of the garage does not involve any increase in the footprint of the dwelling and would not introduce new openings that would result in overlooking. As such, the proposal is considered acceptable in terms of its impact on neighbouring residential amenity.

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.

Impact on Parking

Parking - Policy 41 11.9 This policy seeks to find the right balance between ensuring that adequate parking is provided to support new development whilst ensuring that it is suitably located and does not conflict with other uses.

Policy SNP14 requires residential development to provide adequate off-street parking in line with set standards, and parking should not dominate the street scene. Proposals that result in the loss of a garage will be refused unless suitable replacement parking is provided within the curtilage. Adequate parking is a key material consideration for extensions, particularly where additional bedrooms are created.

WSCC Highways made no objection to the application and confirmed the development would not result in a material increase in vehicle movements and no changes are proposed to the existing access. Whilst the garage would be lost as a parking space, the property benefits from existing driveway parking, and any additional on-street parking is not considered to raise highway safety concerns. Overall, the proposal is not considered to have an unacceptable impact on highway safety or the operation of the highway network.

The proposal would result in the loss of the existing garage, which equates to an existing parking provision of 0.5 spaces. It is acknowledged that there is already a shortfall in parking provision at the site when assessed against current standards; however, the proposed development would not exacerbate this situation, as the loss of the garage would not represent a worse-than-existing parking scenario.

The dwelling benefits from 2 off-street parking; however, it is noted that there is insufficient space to accommodate any additional formal parking spaces to the front of the property without resulting in unacceptable harm to visual amenity. The creation of further hardstanding would require the loss of soft landscaping, and limits the practicality of providing additional parking in this location.

On balance and having regard to the existing parking situation and the lack of a practical alternative for additional on-site provision, it is considered that the proposal would not result in an unacceptable parking impact.

The development is therefore considered to accord with the above policies and is acceptable in highway and parking terms.

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 and finishes of all new external walls, windows and roofs of the development hereby permitted 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/26/0453Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Floor plan	PROPOSED	CH 1321 /0005	13.03.2026
Design & Access Statement		NONE	13.03.2026
Location & Block plan		CH 1321 /0001	13.03.2026
Floor plan	EXISTING	CH 1321 /0002	13.03.2026
Elevation plan	EXISTING AND SECTIONS	CH 1321 /0003	13.03.2026
Section plan	EXISTING	CH 1321 /0004	13.03.2026
Elevation plan	PROPOSED AND SECTIONS	CH 1321 /0006	13.03.2026
Section plan	PROPOSED	CH 1321 /0007	13.03.2026
Location plan		NONE	13.03.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 07/05/2026

Authorising Officer sign/initial RHERMITAGE Date: 08.05.2026