



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0052

Throxenby, High Street, Upper Beeding, West Sussex, BN44 3TQ

DESCRIPTION:

Roof extensions and alterations, erection of a front bay window and porch, installation of black cladding and associated alterations.

RELEVANT PLANNING HISTORY:

None

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

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

Policy 9: Water Neutrality

Policy 17: Green Infrastructure and Biodiversity

Policy 19: Development Quality

Policy 20: Development Principles

Policy 21: Heritage Assets and Managing Change within the Historic Environment

Policy 24: Sustainable Transport

Policy 25: Parking

Policy 45: Replacement Dwellings and House Extensions in the Countryside

Policy 46: Ancillary Accommodation

Upper Beeding Parish Neighbourhood Plan 2018-2031 (UBPNP):

Policy 8 Design Standards for New Development:

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:

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.

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 9 of the Upper Beeding Neighbourhood Plan states that the scale, density, massing, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings.

The application site is the neighbouring property (north of) the Rising Sun public house, which sits on the roundabout junction of the Upper Beeding High Street with the A2037 (Henfield Road) to the east. The southern boundary of the application site borders the access drive to the Rising Sun car park at the rear of the pub. Immediately north of the application site is an Electricity Sub-Station. The host property is a detached single-storey bungalow, composed of white painted brick and plain tiled pitched main roof, with a south (side) elevation flat-roofed extension, and a flat roofed front (east) facing bay window. Existing windows doors are white upvc.

Planning permission is sought for a replacement front elevation single bay window, wider in width but with smaller window and wall rebuilt to cover up the existing front entrance door. The new front bay window to have a new pitched roof over the bay to form a new gable end to the front. The existing main roof ridge to be extended forward from a hip to form a front gable.

The existing flat roofed side (south) extension is to be extended forward with a flat roof to form a porch to the south side entrance door. Black vertical cladding to the dwelling is proposed and following

officer advice has been excluded from the front elevation and in part, the side return elevation up to the porch, which is to be replacement render.

New and replacement windows/doors are to be black upvc/aluminium. Solar panels to the south facing side roof pitch are to not protrude more than 100mm. New 1800mm perimeter fence to the north (side) boundary to provide screening from the neighbouring Electricity Sub Station to the north.

The application site is bounded by commercial property to each side. It is recognised that the host dwelling is of limited architectural merit and there is a variety of forms and designs of development along this part of the street. There are examples of black cladding within the vicinity, and whilst the proposal would alter the appearance of the dwelling, following the revisions, it is not considered that this would result in such significant adverse harm to justify a reason for refusal.

The revised proposal would overall comprise alterations and additions considered to be of a design, form and scale which is acceptable 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.

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.

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 and finishes of the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

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/26/0052

(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
Elevation & Floor plan	Front Bay Window, New Porch, and Black Cladding	PL1 A	11.03.2026
Location & Block plan	Front Bay Window, Front Porch and Black Cladding	SY1	13.01.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 11.03.2026

Authorising Officer sign/initial Tamara Dale Date: 11.03.2026