Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

OFFICER CHECKLIST	
WEEK ONE (Date Valid)	**3rd March 2025**
Check Neighbours	X
Check Consultations (including newts) / Press List	X
Check Description, Plans and Supporting Documents	X
Print and Display Site Notice (if required)	X
WEEK TWO (+7)	**10th March 2025**
Visit Site or request site visit photos (in accordance with Site Visit Guidance Note)	X
Draft HRA / AA if necessary. If the water statement is insufficient discuss with TL / PPO whether to discuss / accept amendments to the strategy.	N/A
Instruct Legal if s106 required (with prior TL / PPO agreement)	N/A
WEEK THREE (+14)	**17th March 2025**
If amendments are likely to be needed discuss with TL / PPO (N.B. Only minor amendments will be accepted in accordance with the Amendment Guidance). When requesting amendments give clear deadline (i.e. start of week 5).	X
WEEK FOUR (+21)	24th March 2025
If no amendments required, contact agent / applicant with update on progress.	N/A
Confirm whether delegated or committee decision (re: parish and neighbour representations)	X
WEEK FIVE (+28)	31st March 2025
14-day re-consultation letters to be sent on any amended plans	N/A
Prepare draft report	X
WEEK SIX (+35)	7th April 2025
Check 35-day Cllr call-in for Committee	X
If decision based on original plans, report to be drafted and submitted for sign off	N/A
WEEK SEVEN (+42)	14th April 2025
If decision based on amended plans, report to be drafted and submitted for sign off	X
Reason for EOT	X

APPLICATION NO./ADDRESS:

DC/25/0314
32 Denne Road, Horsham, West Sussex, RH12 1JF

DESCRIPTION:

Erection of a first floor rear extension, replacement cladding, windows and roof, conversion of the garage to habitable accommodation, demolition of retaining walls and hedging to the front and erection of retaining wall.

RELEVANT PLANNING HISTORY:

DC/20/2115 Demolition of existing single storey side extension consisting Application Permitted on

	of entrance lobby and garage. Removal of 1x Yew tree and 1x Ash tree to rear garden. Demolition of retaining walls and hedging to the front. Erection of new retaining walls to the front and amendments to existing driveway. Erection of single storey side extension consisting of entrance lobby, utility and W.C. Erection of retaining wall, steps, split level patio and swimming pool to rear garden.	13.01.2021
DC/20/0840	Demolition of existing single storey side extension consisting of entrance lobby and garage. Erection of single storey side extension consisting of entrance lobby, utility and W.C. Erection of retaining wall, steps, split level patio and swimming pool to rear garden. Removal on one Yew tree and one Ash tree to rear garden	Application Permitted on 27.07.2020

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

Horsham Blueprint Business Neighbourhood Plan (HBBNP) 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

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.

Archaeology: No objection

HDC Design and Conservation: No objection

Parish Comments:
Horsham Denne Neighbourhood Council has no objection to the refurbishment of this property and welcomes many of the sustainable features incorporated in the design.

However, HDNC does not feel qualified to comment on whether the digging of the test pits amounts to implementation of the 2021 planning permission or not, and therefore we can neither object not support this application until this has been clarified.

Representations:

2 representations have been received, objecting to the application for the following reasons: -

- Loss of Privacy
- Light Pollution
- Noise

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 a site visit and 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 refs: DC/20/2115 and DC/20/0840 for demolition of retaining walls and hedging to the front. Erection of new retaining walls to the front and amendments to existing driveway. Erection of single storey side extension consisting of entrance lobby, utility and W.C. Erection of retaining wall, steps, split level patio and swimming pool to rear garden and demolition of existing single storey side extension consisting of entrance lobby and garage. Erection of single storey side extension consisting of entrance lobby, utility and W.C. Erection of retaining wall, steps, split level patio and swimming pool to rear garden. Removal on one Yew tree and one Ash tree to rear garden
These permissions were not though commenced within the required time period and have therefore expired. This current application has 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 HBBNP 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 HBBNP states that – "Development is expected to demonstrate a high quality of design, which responds and integrates well with its surroundings"

The southern end of Denne Road has a different character to that stretch north of the junction with Normandy. The southern end of Denne Road reinforces the transition between the town centre and the openness of Denne Park. The dominance of mature planting in the street scene is a large part of the sense of transition, with this part of Denne Road being closer in character to a village lane than it is to the suburban streets to the north and east. The application site forms part of a pair of mid-twentieth century houses which are considered to be positive features of the street scene, with the presence of landscaped front gardens reinforcing the character of this part of the conservation area.

The current application seeks planning permission for the erection of a first floor rear extension, replacement cladding, windows and roof, conversion of the garage to habitable accommodation, demolition of retaining walls and hedging to the front and erection of retaining wall.

The proposed first floor rear extension would be clearly subservient to the main building and would reflect its existing design and form. Given the alignment of neighbouring properties, the proposal would not appear unduly prominent or incongruous in views from neighbouring properties and would be broadly reflective of the wider area. The proposed works would not be particularly visible from a public vantage point but when seen would not have any adverse effect on the character or appearance of the locality or the Conservation Area. The visual impact of the proposal is therefore considered acceptable.

The proposed replacement cladding, windows, and roofing materials are sympathetic to the existing property and are considered to enhance the overall appearance without detriment to the character of the dwelling or the wider Conservation Area.

It is noted that similar proposals have been considered acceptable under previous applications. There have been no material changes in planning circumstances or policy that would warrant a different decision in this instance. As with the preceding applications, in design terms the proposals are considered to be of a modest scale and proportions and sympathetic to the existing dwelling. The proposal to extend the house in a style that mirrors the original design is acceptable and welcomed. To the front of the property, the proposal includes the demolition of existing retaining walls and hedging and the erection of a new retaining wall. While the new wall would be visible from the public realm, its design is considered to be sympathetic, well detailed, and appropriate to the context of the site.

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 Conservation Area. It is therefore considered that there have not been any changes in circumstances that would warrant a different decision being taken with regard to the current application and 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 noted that objections have been received regarding the loss of light and loss of privacy caused by the extension. Concerns have also been raised with respect to noise and disturbance. It is considered that sufficient spacing and mature boundary screening would be retained between the proposed extension and the nearest residential properties, where the proposed first floor rear extension and proposed window to the north elevation in particular, would not result in a significant harmful loss of privacy. In an established residential ae such as this, a level of mutual overlooking would be anticipated, and it is considered that the relationship that would result from the proposed window to the northern elevation would not be unexpected or unusual.

In an established residential area such as this, a level of mutual overlooking would be anticipated, and it is considered that the relationship that would result from the first floor rear extension would not be unexpected or unusual. It is also considered that normal domestic use of the dwelling, in an established residential location, would not be expected to create significant or harmful levels of noise or light disturbance for adjoining occupants. It is considered that the siting and layout of the proposed extension, the resulting relationship with adjoining properties and existing boundary screening would be sufficient to prevent any unacceptable harm to neighbouring amenity.

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 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 proposed development is of an appropriate design, form, and scale that complements the existing dwelling and the wider street scene. The works are not considered to result in any harm to the character or appearance of the Conservation Area. 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 03.03.2025.

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/25/0314
(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
Site plan	Proposed Site Plan	P.01 REV A	17.05.2025
Elevation plan	Proposed Elevations	P.09	03.03.2025
Section plan	Existing and Proposed Front West Elevations	P.12	03.03.2025
Location plan	Site Location Plan	S.01	03.03.2025
Block plan	Site Plan	S.02	03.03.2025
Site plan	Existing Site Plan	EX.01	03.03.2025
Floor plan	Existing Plans	EX.02	03.03.2025
Elevation plan	Existing Elevations	EX.03	03.03.2025
Section plan	Existing Sections	EX.04	03.03.2025
Elevation plan	Existing Landscape Elevations (Garden)	EX.05	03.03.2025
Section plan	Existing Landscape Section (Thru Pool)	EX.06	03.03.2025
Floor plan	Proposed Plans	P.02	03.03.2025
Elevation plan	Proposed Elevations	P.03	03.03.2025
Section plan	Proposed Sections	P.04	03.03.2025
Floor plan	Proposed Plans	P.05	03.03.2025
Floor plan	Proposed Plans	P.06	03.03.2025
Section plan	Proposed Sections	P.07	03.03.2025
Elevation plan	Proposed Elevations	P.08	03.03.2025

DELEGATED

Case Officer sign/initial Marie Riggs Date: 28.05.2025

Authorising Officer sign/initial Tamara Dale Date: 29.05.2025