DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0662
3 Freemans Close, Billingshurst, West Sussex, RH14 9UQ

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

RELEVANT PLANNING HISTORY:

DC/20/1908	Erection of a single storey front extension and first floor side extension.	Application Permitted on 30.11.2020
DC/21/1896	Erection of a single storey front extension.	Application Permitted on 11.10.2021

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles

Billingshurst Neighbourhood Plan:
BILL 2: Housing Design and Character

Billingshurst Design Statement

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.

Parish Comments:
Billingshurst Parish Council provided a neutral response to this application, in that they saw no objection to the plans as submitted.

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 BILL2 of the Billingshurst Neighbourhood Plan, states that development should be guided by the Parish Design Statement and, amongst other criteria, reflect the scale and local vernacular of the surrounding buildings and use materials that are in keeping with existing buildings.

The first-floor side extension, located above the existing garage, was previously approved under application DC/20/1908. This current application essentially seeks to renew this consent which has not been commenced.

The proposed single-storey front and rear extensions would form a suitably subservient addition to the property, which would not harm the visual amenities of the property or the wider area. The proposed extension would feature a gabled roof with a pitch matching that of the existing dwelling, incorporating a hipped roof to the rear elevation. It would sit below the ridge line of the main dwelling, ensuring it remains visually subservient when viewed from the street. The extension would be set back appropriately from the road which together with its form and scale is considered sufficient to prevent any harmful loss of openness in this section of the street.

It is further noted that the proposal is comparable to the extension approved and subsequently built at 4 Freemans Close (ref: DC/16/2634) to the east of the site.

The visual impact of the proposal is therefore considered acceptable and in accordance 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 neighbouring property, 2 Freemans Close, has two small high-level window openings on its eastern elevation. While it is acknowledged that the proposed extension may reduce light to these openings they are not considered to be key primary windows to habitable rooms, and any loss of light would not impact on front or rear openings or amenity space.

The proposed first-floor extension does not include any additional windows on the flank elevations, with views from new front and rear facing window openings not intrusive and not creating any overlooking which would be unusual or unexpected in a location such as this.

The amenity impacts of the proposal are therefore considered acceptable and in accordance with Policy 33 of the HDPF. It is noted that no objections have been received relating to these proposals.

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 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/25/0662

(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
Location & Block plan		D 0425/747/01	23.04.2025
Floor plan	Proposed Ground Floor	D 0425/747/03	23.04.2025
Floor plan	Proposed First Floor	D 0425/747/05	23.04.2025
Roof plan	Proposed Roof	D 0425/747/06	23.04.2025
Elevation plan	Proposed Elevations	D 0425/747/08	23.04.2025

DELEGATED

Case Officer sign/initial Sam Nye Date: 16/06/2025

Authorising Officer sign/initial Guy Everest Date: 18.06.2025