



## **DELEGATED APPLICATIONS - ASSESSMENT SHEET**

### **APPLICATION NO./ADDRESS:**

DC/26/0424

15 Woodside Close, Shermanbury, West Sussex, RH13 8HH

### **DESCRIPTION:**

Variation of Condition 1 of previously approved application reference DC/25/0836 (Demolition of existing garage and conservatory. Erection of a single storey side and rear extension) for alterations to front and rear elevation dormer windows.

### **RELEVANT PLANNING HISTORY:**

|            |                                                                                                         |                                        |
|------------|---------------------------------------------------------------------------------------------------------|----------------------------------------|
| DC/25/0836 | Demolition of existing garage and conservatory.<br>Erection of a single storey side and rear extension. | Application Permitted on<br>18.08.2025 |
|------------|---------------------------------------------------------------------------------------------------------|----------------------------------------|

### **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

#### **Wineham and Shermanbury Plan (W.A.S.P) 2014 – 2031**

Policy 5: Design

#### **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

### **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](http://www.horsham.gov.uk).

Consultations:

None.

Parish Comments:

**Shermanbury Parish Council:** No Objection

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:

**Character and Appearance**

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that extensions should not be disproportionate to the size of the existing dwelling, and should be in keeping with the scale and character of the existing dwelling. The policy also states that the cumulative impact of existing extensions will be taken into account.

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.

Wineham and Shermanbury Plan 2014 – 2031: Policy 5: Design, states that development proposals should ensure that the design is in keeping with the prevailing character of the surrounding area.

Planning permission was granted under DC/25/0836 for the demolition of the existing flat roofed garage and rear conservatory, and the erection of a new rear and side extension featuring two rear dual pitched roof elements gabled to the rear, with a central mono-pitched roof element. The permission also included new fenestration added to the front and rear roof slopes, including front facing pitched roof dormer, and three pitched roof dormers to the rear roof slope, to light two loft bedrooms and a bathroom.

The proposed amendments in this application relate to alterations to the approved dormer windows. To the front elevation, the dormer window is proposed to be repositioned so that it aligns with the ground floor window below. To the rear elevation, the three approved dormer windows are proposed to be combined into a larger single dormer structure, with the three rear windows closer together and with a pitched roof to the sides and rear, rather than constructed as three separate dormers. The proposal does not increase the overall floorspace or scale and to provide as permitted two loft bedrooms and a bathroom.

It is considered that the amendments would not result in any demonstrable harm. The proposed roof extensions would remain well contained within the roofslopes, and represent subservient additions of a design, form and scale which is acceptable to the character and appearance of the existing dwelling,

and 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 amended dormers and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity, and no greater impact than that identified as part of the original planning permission would result.

### **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 must be commenced by 18.08.2028.

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.

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**Plans list for: DC/26/0424**

(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 |
|----------------------|---------------------------------------------------|------------------|---------------|
| Supporting Docs      | Application Form                                  | NONE             | 20.05.2025    |
| Supporting Statement | PLANNING DESIGN STATEMENT                         | AT/26/76         | 09.03.2026    |
| Site plan            | CONSENTED DC/25/0836                              | AT - 076 - P09 A | 09.03.2026    |
| Site plan            | PROPOSED                                          | AT - 076 - P09 B | 09.03.2026    |
| Floor plan           | CONSENTED GROUND FLOOR<br>DC/25/0836              | AT - 076 - P10   | 09.03.2026    |
| Floor plan           | PROPOSED GROUND FLOOR                             | AT - 076 - P10 A | 09.03.2026    |
| Floor plan           | CONSENTED FIRST FLOOR<br>DC/25/0836               | AT - 076 - P11 A | 09.03.2026    |
| Floor plan           | PROPOSED FIRST FLOOR                              | AT - 076 - P11 B | 09.03.2026    |
| Roof plan            | CONSENTED DC/25/0836                              | AT - 076 - P12 A | 09.03.2026    |
| Roof plan            | PROPOSED                                          | AT - 076 - P12 B | 09.03.2026    |
| Elevation plan       | CONSENTED FRONT AND REAR<br>ELEVATIONS DC/25/0836 | AT - 076 - P13 A | 09.03.2026    |
| Elevation plan       | PROPOSED FRONT AND REAR<br>ELEVATIONS             | AT - 076 - P13 B | 09.03.2026    |
| Elevation plan       | CONSENTED SIDE ELEVATIONS<br>DC/25/0836           | AT - 076 - P14 A | 09.03.2026    |
| Elevation plan       | PROPOSED SIDE ELEVATIONS                          | AT - 076 - P14 B | 09.03.2026    |
| Plans                | CONSENTED SECTIONS<br>DC/25/0836                  | AT - 076 - P15 A | 09.03.2026    |
| Plans                | PROPOSED SECTIONS                                 | AT - 076 - P15 B | 09.03.2026    |

**DELEGATED**

Case Officer sign/initial     Steve Astles     Date: 27.04.2026

Authorising Officer sign/initial     Guy Everest     Date: 01.05.2026