# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0929
Grouselands , Gaggle Wood, Mannings Heath, West Sussex, RH13 6JR

DESCRIPTION:
Loft conversion with raising of ridge height, front and side / rear dormers and side rooflights. Formation of pitched roof to existing garage and new front porch.

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

**Nuthurst Parish Neighbourhood Plan 2015-2031:**
Policy 10: Housing Design

**Nuthurst Parish 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.

Parish Comments:
Nuthurst Parish Council resolved to make no comment on the application, however requested that the planning officer ensures no overlooking of neighbouring properties would result.

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

- Impact on the character of the area.
- The site is elevated compared to properties to the south and will result in overlooking.
- There is a shortage of bungalows.
- The proposal would set a precedent.

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**

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 10: Housing Design The scale, density, massing, height, 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. In the High Weald Area of Outstanding Natural Beauty, proposals must avoid any significant detrimental effect on its landscape and natural beauty.

Gaggle Wood is characterised by an extensive array of properties, with considerable variation in dwelling design and form. The application site forms on of a series of bungalows which predominate this section of Gaggle Wood, with existing building currently featuring a shallow pitched roof. It is noticeable that the wider street scene contains a number of two-storey dwellings and chalet bungalows with front dormers.

It is considered that given the existing variation across Gaggle Wood, the principle of an extended roof form, and the creation of a chalet bungalow is acceptable. While the resulting building would be higher than both immediately adjoining properties this variation would not be unusual or unexpected along the street, where two-storey dwellings alongside more modest dwellings already present within the street as a whole. It is therefore considered that the extended dwelling would not appear discordant or unduly dominant. The dwelling would retain appropriate separation from shared side boundaries with the proposed form, design and materials of the extensions, including the front and rear dormers, considered acceptable in this location.

The pitched roof over the existing garage and front porch would be sympathetic to the host building and would appear appropriate in relation to the wider surroundings.

The proposals in their entirety are 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(2) 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 the separation and orientation of buildings, which have their key outlook to the front and rear, is such that the development would not appear overbearing or result in a harmful loss of light or outlook. The new window openings would primarily overlook the rear of the application with the resulting relationship with adjoining properties not unusual or unexpected in a location such as this, with sufficient separation and boundary screening available to prevent any intrusive views or loss of privacy. The amenity impacts of the proposal are therefore considered acceptable.

**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.

**Other Considerations**

It is noted that the proposal would replace a bungalow with a chalet bungalow, and that there is a need for such housing. While this concern is noted there are considered to be no policies which would warrant a refusal of planning permission on this basis.

**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 to be used in the development hereby permitted shall strictly accord with those indicated on the application form received 04.06.2025, and new roof tiles shall match the existing in type, colour and texture.

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.

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**Plans list for: DC/25/0929**

(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 plan | Existing | 002 | 04.06.2025 |
| Elevation plan | Proposed | 004 | 04.06.2025 |
| Location plan | | 005 | 04.06.2025 |
| Floor plan | Proposed | 003 | 04.06.2025 |
| Block plan | Existing and proposed | 007 | 04.06.2025 |
| Floor plan | Existing Ground | 001 | 04.06.2025 |

**DELEGATED**

Case Officer sign/initial Marie Riggs Date: 23.07.2025

Authorising Officer sign/initial Guy Everest Date: 30.07.2025