



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1260

34 Staples Barn, Henfield, West Sussex, BN5 9PN

DESCRIPTION:

Erection of front porch and alterations to front elevation, replacement of existing brickwork and tile hanging and replacement of existing flat roof with pitched roof.

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

Henfield Neighbourhood Plan 2017-2031:

Policy 12: Design Standards for New Development

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

Policy 19: Development Quality

Policy 20: Development Principles

Parish Design Statement:

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:

None.

Parish Comments:

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:

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 12 of the HNP advocates for new development be of sound design and reflective of the character of the area. It aims to protect against inappropriate development by ensuring the design, scale, layout and massing of development is appropriate to the immediate area.

The application seeks planning permission for the erection of front porch and alterations to front elevation, replacement of existing brickwork and tile hanging and replacement of existing flat roof with pitched roof.

The proposed front porch and new roof form would be of a modest scale and is considered to be of an appropriate design, form and siting that would appear a subservient and sympathetic addition to the front of the property. The additions would not stand out as intrusive or unduly dominant in views along Staples Barn and no wider visual impacts are anticipated.

The proposal is also for the replacement of plain clay tile hanging and grey composite timber cladding with white render to the front elevation. The proposed materials would create a contrast with the existing and adjoining buildings, which are dominated by brick and tile hanging. It is though noted that a similar contrast already exists between properties in the immediate vicinity, and that this has not resulted in any demonstrable harm to the visual amenities of the area. The locality is not considered so sensitive that a new material could not be introduced, with the resulting arrangement not considered harmful to the character or appearance of the host building or wider street scene.

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 to be used in the development hereby permitted shall strictly accord with those indicated on the approved plans.

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/26/1260

(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 plan	Location Plan	AT - 098 - P01	06.08.2026
Site plan	Existing Site Plan	AT - 098 - P02	06.08.2026
Floor plan	Existing Floor Plan	AT - 098 - P03	06.08.2026
Roof plan	Existing Roof Plan	AT - 098 - P04	06.08.2026
Elevation plan	Existing Elevations	AT - 098 - P05	06.08.2026
Site plan	Proposed Site Plan	AT - 098 - P06	06.08.2026
Floor plan	Proposed Ground Floor Plan	AT - 098 - P07	06.08.2026
Roof plan	Proposed Roof Plan	AT - 098 - P08	06.08.2026
Elevation plan	Proposed Elevations	AT - 098 - P09	06.08.2026
Elevation plan	Proposed Front Elevation	AT - 098 - P10	06.08.2026

