



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1401

Woodreeves, Lambs Green, Rusper, Horsham, West Sussex, RH12 4RG

DESCRIPTION:

Erection of single storey rear and side extension and alterations to fenestration (Householder Application).

RELEVANT PLANNING HISTORY:

DC/25/1752	Erection of a porch and link extension along the western elevation. (Retrospective). (Householder Application).	Application Permitted on 15.01.2026
DC/25/1753	Erection of a porch and link extension along the western elevation. (Retrospective). (Listed Building Consent).	Application Permitted on 15.01.2026
DC/19/2590	Erection of a front and rear porch, erection of a single storey side extension. Construction of an oak barn to the rear. (Householder)	Application Permitted on 25.02.2020
DC/19/2591	Erection of a front and rear porch, erection of a single storey side extension. (Listed Building Consent)	Application Permitted on 25.02.2020

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 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets

Rusper Neighbourhood Plan 2018 – 2031:

Policy RUS3: Design

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

Policy 19: Development Quality

Policy 20: Development Principles

Policy 21: Heritage Assets and Managing Change within the Historic Environment

Policy 45: Replacement Dwellings and House Extensions in the Countryside

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:

HDC Design and Conservation: No objection subject to conditions

HDC Arboricultural Officer: No objection

Parish Comments:

None received

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 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.

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.

Policy RUS3 – Proposals for new development, including extension to existing buildings, must be of the highest design standards, and will be required to reflect the character and scale of surrounding buildings.

Section HE5 of the NPPF (2026) states that 'When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance' (1). 'Development proposals which would have a positive effect on a designated heritage asset should be supported' (2) and 'Any harm to a designated heritage asset will be a matter

of considerable importance and weight', which should be considered in accordance with paragraphs 4 to 6 of policy HE5 (3).

Policy 34 of the HDPF seeks to conserve and sustain the heritage assets that are within the district. It ensures that development within conservation areas is consistent with the special character of buildings and areas of which they are located within.

Woodreeves is a Grade II Listed Building listed on the 02.09.1971, with the list description stating:-

Probably C15 timber-framed hall-house, subsequently converted into 3 cottages, now empty. Plaster and painted brick infilling, with diagonal braces on first floor. West wall stone. Hipped tiled roof. Casement windows. Two storeys. Four windows. Circa 1370 has been painted on the front. The interior is said to have a crown-post roof and smoke blackened roof timbers.

Woodreeves remains recognisable as an ancient building and the principal elevation remains relatively undisturbed. The rear of the building has been significantly affected by later additions and not entirely sympathetically. The proposed extension would be to a 1970s kitchen addition and is considered acceptable, with the siting, design and scale not harming the significance of the listed building or the character or appearance of the wider surrounding area. Further, the footprint and scale of the extension is not considered disproportionate to the existing.

It is noted that alterations are also proposed to the fenestration on the east and south elevations, with the detail and proportions acceptable, causing no harm to the significance of the listed building or wider surrounding area.

The proposed works would preserve the special architectural and historic interest of the Grade II Listed Building and would not result in any harm to its significance. The development would not result in harm to the significance of the heritage asset, nor would it adversely affect the character or appearance of the countryside location. As such, the proposal is considered acceptable from a heritage perspective in accordance with development plan 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 **Pre-Commencement Condition:** No development above ground floor slab level relating to the extension hereby permitted shall take place until the following details shall have been submitted to and approved in writing by the Local Planning Authority. The development must not be executed other than in complete accordance with these approved details:

- Samples or specifications of external materials and surface finishes.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 4 **Pre-Commencement Condition:** No development above ground floor slab level relating to the extension hereby permitted shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority. The development must not be executed other than in complete accordance with these approved details:

- Drawings to a scale not smaller than 1:5 fully describing flat roof details, including sections through roof perimeters including junction with west elevation and detail of weather seal.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 5 **Regulatory Condition:** The new pitched roof junctions at ridge, hips, valleys, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges without Winchester cuts, bonnet hip and valley tiles and hogs back or half round ridge tiles.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 6 **Regulatory Condition:** The new windows fitted in the building hereby permitted shall have timber casements flush fitted with their frames. The windows shall not be fitted with trickle vents or lead applied to the face of the glass.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 7 **Regulatory Condition:** All new and replacement rainwater goods shall be cast iron or cast aluminium.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 8 **Regulatory Condition:** No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 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/26/1401

(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 & Site plan	Existing	BA288 - 01 - 001	18.08.2026
Floor plan	Existing ground floor	BA288 - 01 - 002	18.08.2026
Floor plan	Existing first floor	BA288 - 01 - 003	18.08.2026
Roof plan	Existing roof	BA288 - 01 - 004	18.08.2026
Elevation plan	Existing elevations	BA288 - 01 - 005	18.08.2026
Location & Site plan	Proposed	BA288 - 03 - 001 Rev B	18.08.2026
Floor plan	Proposed Ground Floor	BA288 - 03 - 002 Rev A	18.08.2026
Floor plan	Proposed first floor	BA288 - 03 - 003 Rev A	18.08.2026
Roof plan	Proposed roof	BA288 - 03 - 004 Rev A	18.08.2026
Elevation plan	Proposed elevations	BA288 - 03 - 005 Rev B	18.08.2026
Design & Access Statement	Design & Access Statement	Rev C	01.09.2026

DELEGATED

Case Officer sign/initial Marie Riggs Date: 09.10.2026

Authorising Officer sign/initial Guy Everest Date: 09.10.2026