



**Horsham
District
Council**

PLANNING COMMITTEE REPORT

TO: Planning Committee

BY: Head of Development and Building Control

DATE: 7th July 2026

DEVELOPMENT: Creation of new window to front elevation and Installation of side rooflight.

SITE: 102 Lambs Farm Road, Horsham, West Sussex, RH12 4LR

WARD: Roffey North

APPLICATION: DC/26/0663

APPLICANT: **Name:** Mrs Hannah Goodall **Address:** 102 Lambs Farm Road, Horsham, West Sussex, RH12 4LR

REASON FOR INCLUSION ON THE AGENDA: Applicant is an employee of Horsham District Council.

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 The application seeks planning permission for a first floor window to the front elevation and a rooflight to the side elevation.

DESCRIPTION OF THE SITE

1.3 The application site comprises a detached dwelling located on the south side of Lambs Farm Road, within the built-up boundary of Horsham.

2. INTRODUCTION

STATUTORY BACKGROUND

2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

The following Policies are considered to be relevant to the assessment of this application:

National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015):

Policy 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

North Horsham Neighbourhood Plan

Voluntary withdrawal of designation: North Horsham Parish Council voluntarily withdrew their parish from the Neighbourhood Development Plan process on 30 July 2018.

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

Strategic Policy 19: Development Quality

Strategic Policy 20: Development Principles

PLANNING HISTORY AND RELEVANT APPLICATIONS

None relevant.

3. OUTCOME OF CONSULTATIONS

- 3.1 Where consultation responses and representations 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 horsham.gov.uk/planning/planning-applications/view-and-comment-on-planning-applications.

PUBLIC CONSULTATIONS

- 3.2 Representations:
None received.
- 3.3 Parish Comments:
North Horsham Parish Council: No Objection
- 3.4 Member Comments:
None received

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

- 4.1 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.
- 4.2 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.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

- 5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

- 6.1 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.

Design and Appearance:

- 6.2 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.

- 6.3 The proposed development, comprising the creation of a new window to the front elevation and the installation of a side rooflight, is considered to be of a modest scale and proportionate to the host dwelling. It is considered to match the design and form of the existing dwelling and uses materials that would match the existing dwellinghouse. The design, form and scale, is considered appropriate to the character and appearance of the existing dwelling and is not considered to 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.

Residential Amenity:

- 6.4 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.

- 6.5 The proposal is not expected to cause any adverse impact upon neighbouring amenity.

Conclusions:

- 6.6 Overall, the proposed development is considered to be minor in scale and would not give rise to any significant harm to the character and appearance of the host dwelling or the surrounding area. There are no material adverse impacts identified that would warrant refusal. The proposal is considered acceptable in planning terms and to accord with the relevant policies of the Development Plan.

7. RECOMMENDATIONS

- 7.1 To approve planning permission subject to the following conditions:

Conditions:

- 1 Plans list
- 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).

8. USE OF AI

8.1 This report has not been prepared with the support of artificial intelligence tools.