



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/2140

Rockwell , 44 Pondtail Road, Horsham, West Sussex, RH12 5HR

DESCRIPTION:

Loft conversion with hip to gable conversion, installation of 2 pitched roof dormers and a rooflight to the front roof slope and 2 pitched roof dormers to the rear roof slope.

RELEVANT PLANNING HISTORY:

DC/25/1504	Erection of a single storey rear extension and new open sided front porch.	Application 13.11.2025	Permitted	on
DC/24/1848	Erection of a single storey rear extension and new open sided front porch.	Application 24.01.2025	Permitted	on

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

Neighbourhood Plan:

North Horsham Neighbourhood Plan area was designated, then the area voluntarily withdrew the designation.

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.

Southern Water: No objection

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.

The application seeks planning permission for loft conversion with hip to gable conversion, installation of 2 pitched roof dormers and a rooflight to the front roof slope and 2 pitched roof dormers to the rear roof slope. Pondtail Road is characterised by substantial detached dwellings, varying in building forms and designs set within spacious grounds.

The proposed hip-to-gable enlargement would alter the roof design, however there are numerous examples of front, rear and side dormer additions in the locality, therefore the resulting change to the roof profile is considered acceptable. The proposed would not result in an increase in height to the overall ridge of the dwelling, though would add bulk by extending the side wings, which would not extend to the furthest extent of each side elevation (owing to an existing side addition not extending to the rear-most elevation of the main part of the dwelling)- the resultant form of which would not appear symmetrical.

The Neighbourhood Council's comments on the matter are noted, and the Council agrees that the design is not ideal. However, given the existing side projection (which extends two storeys in height) it would not be feasible to bring the side elevations of the second floor to the side-most elevations without further compromising the roof form of the dwelling, or without demolition of this part of the dwelling. Whilst the resultant appearance would not comprise an 'ideal form', given the variation of roof forms on

Pondtail Road, this would not appear so at odds with the prevailing character of the area to warrant refusal on these grounds. On-balance, the overall design and form of the extension is considered acceptable.

The front and rear pitched-roof dormers are modest in scale and would be well-contained within the roof slopes and appropriately set down from the main ridge. As such, they would not appear visually intrusive or unduly dominant in public views or when seen from neighbouring properties. The proposed front rooflight is proportionate and sits comfortably within the existing roofscape without giving rise to visual harm.

With this above in mind, 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.

Though the conversion would increase the bulk of the existing roof form, the overall height of the dwelling would not be increased. Given the orientation of the dwelling on the street in relation to neighbouring properties, the increase in bulk to the flanks of the roof would not result in adverse amenity harm by way of overshadowing / overbearing.

Furthermore, whilst the addition of roof dormers serving habitable rooms could be perceived to increase opportunities of overlooking, this would be no more harmful over and above the existing arrangement at first floor level. In any case, the site is located within an established built-up residential area, where a degree of mutual overlooking between neighbours is to be expected. Therefore, the proposal would not result in adverse amenity harm by way of overlooking.

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

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

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 (on balance) 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 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).

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/25/2140

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan		011	22.12.2025
Elevation plan	Proposed	0046	22.12.2025
Block plan	Existing	010	22.12.2025
Floor plan	Proposed Second	005	22.12.2025
Elevation plan	Existing	004	22.12.2025

Floor plan	Existing First	002	22.12.2025
Floor plan	Existing Ground	001	22.12.2025
Floor plan	Existing Second	003	22.12.2025

DELEGATED

Case Officer sign/initial Marie Riggs Date: 09.02.2026

Authorising Officer sign/initial RHERMITAGE Date: 16.02.2026