



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1218
19 Billingshurst Road, Broadbridge Heath, West Sussex, RH12 3LB

DESCRIPTION:

Erection of a single storey rear extension, a first floor rear infill extension, conversion of loft into habitable living space, installation of a front dormer window and rear dormer extension.

RELEVANT PLANNING HISTORY:

DC/26/0456	Erection of a single storey rear extension, ground floor infill extension, and first floor infill extension. Installation of dormer windows to the front and rear elevations.	Application Refused on 08.05.2026
DC/25/1761	Partial demolition of existing rear structures and erection of a two storey rear extension with extension of the existing rear roof and new dormer window to the front elevation.	Application Refused on 23.12.2025
DC/25/0208	Partial demolition of existing rear structures and erection of a two storey rear extension with extension of the existing rear roof and new dormer window to the front elevation.	Application Refused on 04.08.2025

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 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 40 - Sustainable Transport
Policy 41 - Parking

Neighbourhood Plan:

Broadbridge Heath has not been designated as a Neighbourhood Plan area.

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

Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

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:

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 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 site comprises a mid-terrace two-storey dwelling on the southern side of Billingshurst Road. The terrace row is of modest proportions, two storey red brick and clay tiled pitched roof houses with later additions and has an attractive appearance befitting its age. The dwellings have rectangular plots which extend to the south (approx. 27 metres) and provide spacious rear garden space. At the end of the rear of garden space are outbuildings and some mature trees which provide a degree of screening from properties to the south. Neighbouring attached dwelling No.21 has previously been extended to the side with 2 storeys.

The site has been subject of two previous planning applications (DC/25/1761 and DC/25/0208) which were refused on the grounds of the design, form and scale of the proposed two-storey rear extension and dormer. Specifically, concerns were raised regarding the effect the development would have on the roofslope of the building, where the design and form of each proposal was considered would cumulatively over-dominate the rear elevation and roof slope with a significant additional mass that

were considered to be of a design, form and scale that would be inappropriate to the character and appearance of the host building/terrace row, and which would harm the character and appearance of the wider area by forming a poor and visually unsightly contrast with both the host dwelling and the remainder of the terrace row, and would represent an unduly dominant and intrusive addition.

Furthermore, a planning application for a similar development was refused at the site (DC/26/0456) on the grounds of the rear extension appearing out of context to the character and appearance of the existing dwelling and appearing as an incongruous addition. It is acknowledged that amendments have been made to this proposal to try address the refusal reasons of the previous application (DC/26/0456).

The planning application proposes to erect a single storey rear extension, a first floor rear infill extension, conversion of loft into habitable living space, and the installation of a front dormer window and rear dormer extension. The internal reconfiguration on the ground and first floors would provide a new kitchen, bathroom and new stairs to the loft bedroom. The ground floor infill extension would join the existing rear element to the boundary, joining up the rear extensions of each property. The rear extension would have a pitched roof and rooflights. The extension would retain some distance from the boundary, and would appear as a standard rear extension, one expected in a residential area such as this. The first floor extension would infill an area to the rear, situated between two existing rear elements. It would be hidden from views, unless viewed directly from the rear. Therefore, it is considered that it would have limited visual impact. The site benefits from a long narrow garden area so the nearest residential dwelling to the rear is approximately 27 metres away.

In regard to the dormers, the front dormer would have a pitched roof, and the window would sit in line with the existing windows on the lower floors. It is considered that this would be well-proportioned and there are a number of front dormer windows along the wider street scene, so it would be in keeping with the wider area. While the front dormer would be a new addition to the front roofslope, it is considered that on balance, the dormer would be well proportioned and sit comfortably within the roofslope without resulting in significant harm. The rear dormer would have a flat roof. While flat roof box-like dormers should generally be avoided, favouring pitched roofs, it is considered that the proposed flat roof rear dormer would appear of a suitable size and scale within the roofslope and would not appear as a harmful addition.

The materials would be painted white brickwork, timber frame to the ground floor extension, the second floor infill extension would be clad in zinc. The new dormers would also be clad in zinc, with the remaining roof to be clay tile. The new windows to the second floor and roof dormers would be anodised aluminium.

The proposal would be a clearly subservient addition and is 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 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.

The scale and siting of the dormer and extension would not lead to any concerns in respect of loss of outlook or potential overlooking of adjoining properties. There are no windows on the side elevations. While there is potential for views to be created, this would be intermittent and the resulting arrangement would not be uncommon or unexpected in an established residential location such as this. The resulting degree of harm from the opening of windows would not therefore be anticipated to result in such significant loss of privacy as to warrant a refusal of planning permission. It is noted that no letters of representation have been received as part of the planning process.

Overall, the proposal is considered to be acceptable, and it is noted that the proposed rear box dormer would meet the requirements of permitted development and could therefore be constructed without the need for planning permission. 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, Policy N6 of the NPPF, 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 application form and 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).

NOTE TO APPLICANT

Biodiversity Net Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Under Regulations 4, 5, 7 & 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 the statutory biodiversity gain condition required by Schedule 7A to the Town and Country Planning Act 1990 (as amended) does not apply in relation to planning permission for development which:

- 1. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and

impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (a hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric);

2. is the subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015;
3. is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain planning condition which applies in relation to another development (In determining whether a development is undertaken solely or mainly for this purpose, no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee);
4. consists of no more than 9 dwellings, is carried out on a site which has an area no larger than 0.5 hectares, and consists exclusively of dwellings which are self-build or custom housebuilding ("Self-build or custom housebuilding" has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended)).

In addition, the Biodiversity Gain Plan Condition does not apply to applications for major development made before 12 February 2024, or non-major development made before 2 April 2024.

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

Statutory exemptions and transitional arrangements

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at <https://www.gov.uk/guidance/biodiversity-net-gain>.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

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/26/1218

(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	PL 001	30.07.2026
Site plan	Site Plan as Existing	PL 002	30.07.2026
Floor plan	Existing Ground Floor Plan	PL 003	30.07.2026
Floor plan	Existing First Floor Plan	PL 004	30.07.2026

