Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1183
Oaklands, Oreham Common, Henfield, West Sussex, BN5 9SB

DESCRIPTION:
Conversion of loft into habitable living space, installation of three dormer windows to the rear, cladding and window alterations.

RELEVANT PLANNING HISTORY:

DC/21/0246	Erection of a double height side extension and a single storey side extension with roof terrace above.	Application Permitted on 15.04.2021
DC/10/0718	Construction of tennis court with 2.75 metre high fencing	Application Permitted on 16.06.2010
DC/08/1330	Demolition of existing single-storey room on East side of main house and replacement with a larger single-storey extension with pitched roof, construction of a small first floor extension over entrance hall with pitched roof over, demolition of existing workshop/store barn and replacement with new barn for purposes of games room, pool changing facilities, plant room and bed deck, removal of existing conservatory, replacement windows and external doors throughout and formation of a walled vegetable garden	Application Permitted on 04.09.2008
HF/128/02	Conversion of garage into living acommodation Site: Oaklands Oreham Common Henfield	Application Permitted on 30.01.2003

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
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

Henfield Neighbourhood Plan (2020) (HNP):
Policy 1 – A Spatial Plan
Policy 4 - Transport, Access and Car Parking
Policy 10 – Green Infrastructure and Biodiversity
Policy 12 – Design Standards for New Development

Henfield Parish Design Statement

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

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 Conservation: No Objection.

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.

Parish Comments:
Henfield Parish Council: 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

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.

This is reflected by Policy 12 of the HNP, which requires that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, are of a high quality and reflect the architectural and historic character and the scale of the surrounding buildings and street-scene/ landscape.

Oaklands is a detached two-storey dwellinghouse situated within a substantial plot on the periphery of Oreham Common to the south of Henfield. The site has various ancillary buildings, a tennis court, swimming pool, walled vegetable garden and extensive lawns to the south which meet open fields further to the south, and there are views of the South Downs beyond. The dwelling house has been significantly extended and modified since 1998 (as set out in the planning history above). Grade II listed buildings, Oreham Cottage and Oreham Place are located 50m and 80m to the northeast and southeast respectively.

Planning permission is sought for conversion of the loft into habitable living space and the installation of three new dual-pitched roof dormer windows to the rear (south) elevation, designed to align with the amended first floor windows below. The dormers would feature pitched standing seam metal gabled roofs with anthracite aluminium framed windows, with a small rooflight proposed to the front elevation. It is considered that the proposed roof extensions and alterations would be well contained within the roofslope, with their siting reflecting features at lower levels of the building, and the overall design and scale considered in keeping with the existing dwelling.

The related alterations include the removal of tile hanging and replacement with render, with this change to materials considered acceptable in this location.

The nature and siting of the proposed development would not have an adverse impact on the setting of neighbouring listed buildings.

The proposal 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 or surrounding heritage assets. 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, Planning & Hertiage Statement and Application Form.

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/25/1183
(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		24.98_PL_001 REV A	06.08.2025
Floor plan	Proposed Ground	24.98_PL_100	18.07.2025
Floor plan	Proposed First	24.98_PL_101	18.07.2025

Floor plan	Proposed Loft	24.98_PL_102	18.07.2025
Elevation plan	Proposed	24.98_PL_103	18.07.2025
Elevation plan	Proposed	24.98_PL_104	18.07.2025
Block plan	Existing	24.98_PL_002	18.07.2025
Floor plan	Existing Ground	24.98_PL_003	18.07.2025
Floor plan	Existing First	24.98_PL_004	18.07.2025
Elevation plan	Existing	24.98_PL_005	18.07.2025
Elevation plan	Existing	24.98_PL_006	18.07.2025
Supporting Docs	Cover Letter, Planning and Heritage Statement	NONE	06.08.2025
Supporting Docs	Application Form	NONE	18.07.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 24.09.2025

Authorising Officer sign/initial Guy Everest Date: 01.10.2025