DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1460
Beulah Villa, 25 Hayes Lane, Slinfold, West Sussex, RH13 0SQ

DESCRIPTION:
Demolition of existing side extension, and erection of single-storey side / rear extensions with associated alterations.

RELEVANT PLANNING HISTORY:

SF/46/83	Change of use from shop to residential accommodation (From old Planning History)	Application Permitted on 08.02.1984

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
Policy 41 - Parking

Slinfold Neighbourhood Plan:
Policy 5 Development Principles

Slinfold Parish Design Statement:

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Principles
Policy 25: Parking

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:
None

Parish Comments:
Slinfold 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 19 (Development Principles) of the Horsham District Local Plan (2023-40) states that high-quality and inclusive design for all development in the District will be required based on a clear understanding of the local, physical, economic, environmental and policy context. In order to conserve and enhance the natural and built environment, and deliver beautiful and sustainable buildings and places, where relevant, development should be designed in accordance with the following principles.

Policies 32 and 33 of the HDPF (2015) 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 5 of the Slinfold Neighbourhood states development proposals which seek to respect the design, density and layout of the surrounding area as detailed in the Slinfold Parish Design Statement will be supported.

The application site is located the west side of Hayes Lane within the Slinfold Built-Up Area Boundary. Beulah Villa (25 Hayes Lane) is a detached two-storey 5-bed dwelling with dual pitched roof, gabled at the sides, and has extensions to the rear and south side elevation. The house is composed of red brick to elevations, with timber cladding features to the south side upper elevation and render to rear elements. The dwelling is set back from the front boundary, and the front curtilage provides off street parking for several cars. Boundary treatment at the front and sides contains mature hedges and vegetation.

Planning permission is sought for demolition of the existing single-storey side (south elevation) storage extension which has mono pitch roofing and is timber construction. A single-storey side extension hallway with entrance porch is proposed to the south elevation, set back from the front elevation of the house. The side porch would have a dual pitched roof with roof tiles to match existing house. Timber posts to the porch with brick plinths, and a new external entrance side door. The side extension would internally form a new entrance hall with glazing to the west elevation and roof light over the hall.

Also proposed to the rear southwest corner of the dwelling is a single storey corner infill extension to form a dining room with two pyramid roof lanterns within a flat roof. Black aluminium crittall style folding doors to the side (south) elevation, and rear (west) window. Brick elevations to match existing. The

ground floor internal reconfiguration will also create a utility room with additional side (south) door and an adjacent ground floor side window serving a study.

An internal reconfiguration of the first floor bedrooms and bathroom is also proposed with existing first floor windows above the rear extension to be raised slightly. Whilst an existing first floor side window to the north (side) elevation is to be replaced with two small obscure glazed windows to service a new en-suite and bathroom.

The proposal would remove existing single storey side elements and add side/rear extensions which would be clearly subservient additions. Alterations to fenestration would also serve internal reconfigurations. However, overall the proposed development would be of a design, form and scale, with a condition for matching materials to the existing dwelling, would be 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

Strategic Policy 19 of the HDLP states that development should provide and retain a good standard of amenity for existing and future occupants of the proposed site. Proposals should avoid unacceptable harm to the amenity of existing and future occupiers or users of nearby property and land, for example due to overlooking, overdominance or overshadowing, light pollution, noise, odour and/or vibration, and having regard to the sensitivities/impacts of surrounding development.

Policy 33(2) 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 siting and layout of the proposed single-storey replacement extensions and also the alterations to fenestration of the dwelling are considered would have a resulting relationship with adjoining properties that would be sufficient to prevent any unacceptable harm to neighbouring amenity.

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 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/26/1460

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Roof plan	Proposed and schematic section	728-05 REV B	09.09.2026
Elevation plan	Proposed	728-06 REV C	29.09.2026
Location & Block plan	Existing and proposed	728-00 REV A	09.09.2026
Floor plan	Existing ground	728-01 REV A	09.09.2026
Floor plan	Existing first and roof	728-02 REV A	09.09.2026
Elevation plan	Existing	728-03 REV A	09.09.2026
Floor plan	Proposed ground and first	728-04 REV B	09.09.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 17.11.2026

Authorising Officer sign/initial RHERMITAGE Date: 23.11.2026