DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1392
2 Undermill Road, Upper Beeding, West Sussex, BN44 3JG

DESCRIPTION:
Variation of Condition 1 of previously approved application reference DC/23/1801 (Erection of a single storey front extension, side and rear two-storey extension and new rear dormer) to amend the approved plans.

RELEVANT PLANNING HISTORY:

DC/23/1801	Erection of a single storey front extension, side and rear two-storey extension and new rear dormer.	Application Permitted on 16.02.2024

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:
Upper Beeding Parish Neighbourhood Plan 2018-2031

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

Parish Design Statement:
None

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 received

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.

Additionally, Policy 8 of the Upper Beeding Parish Neighbourhood Plan aims to maintain that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings.

Strategic Policy 19 of the HDLP states that high quality and inclusive design of 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, development should make efficient use of land and optimise the provision and use of buildings and open spaces within a site, taking into account the character, appearance and needs of the site itself, together with the appearance and needs of the surrounding area. Development should ensure that the scale, massing and appearance of the development is of a high standard of design and layout and relates sympathetically with the built surroundings, heritage, landscape, open spaces and routes within and adjoining the site. Proposals should use high standards of building materials, detailing, finishes and landscaping.

Planning permission was granted in February 2024 for the erection of a single storey front extension, side and rear two-storey extension and new rear dormer. There have not been any material changes in circumstances since the planning application was originally approved and the principle of development remains acceptable. The current application is a follow up to a recent Pre-Application Enquiry which seeks a larger first-floor front bedroom through first floor front extension. The amended scheme includes the first-floor front extension, internal alterations and alterations to the approved fenestrations. However, the scales of the previously approved extensions remain the same.

The proposed extension would increase the scale and mass of the main dwelling but would be well contained within the curtilage of the site with the overall form and appearance sufficiently subservient to the principal dwelling on the site. The design would reflect elements of the existing and the extension would not harm the prevailing character or appearance of the site or surrounding area.

The visual impact of the proposal is therefore considered acceptable and in accordance with the above policies. The conditions attached to the existing planning permission remain relevant to the scheme and are recommended as part of this current application.

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.

Strategic Policy 19 of the HDLP states that proposals 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/impact of surrounding development.

Whilst some of the altered fenestrations would be slightly larger than the approved ones, these would remain in similar positions as the approved ones. Therefore, it is considered that the scale and siting of the proposed amendments and the resulting relationship with adjoining properties is sufficient to ensure no unacceptable harm to neighbouring amenity, in accordance with the above policy.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024 as amended, this application is exempted from the statutory requirement to demonstrate a 10% net gain in biodiversity as the development is below 0.2 hectares.

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 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the side windows serving the landing to the first and second floor as shown on plan reference 2.00 rev C have been fitted with obscured glazing. No part of those windows that are less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

Reason: To protect the privacy of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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).

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/26/1392
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Proposed	23041 2.00 REV C	31.08.2026
Location & Block plan	Site Location and Block Plans	1.01	27.09.2023
Details plan	Topographical Survey	1.00	27.09.2023
Elevation & Floor plan	Existing Floor Plans and Elevations	1.02 Rev A	18.10.2023
Supporting Docs	Application Form.	NONE	31.08.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 18.11.2026

Authorising Officer sign/initial RHERMITAGE Date: 23.11.2026