



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1798

The Lawns, London Road, Ashington, West Sussex, RH20 3JR

DESCRIPTION:

Erection of a single storey rear extension replacing conservatory, first floor extension and balcony / terrace balustrading (Retrospective).

RELEVANT PLANNING HISTORY:

No relevant planning history

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

Ashington Neighbourhood Plan (2019-2031)

Policy ASH1: Overall Spatial Strategy for Ashington

Policy ASH3: Parking Provision

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:

None.

Parish Comments:

Ashington Parish Council: No Objection

Representations:

1 representation was received, objecting to the proposal for the following reasons: -

- Overlooking and loss of privacy
- Use of roof area for leisure purposes
- Size of extension

2 representations received (from 1 address), supporting the application for the following reasons:

- Not seen from neighbours
- In keeping with the rest of the property
- Does not overlook

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:

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 is within the built-up area boundary of Ashington and is located to the east of London Road. The Lawns is a detached dwelling set within a spacious plot. Planning permission is sought for a single storey rear extension replacing a conservatory, and a first-floor extension and balcony/terrace balustrading, the application is retrospective.

The host building is well contained within the site with only limited views available from the public realm. The extensions and alterations are clearly subservient and of a design, form and scale which is appropriate to the character and appearance of both the site and wider surrounding 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 siting of the extension (and alterations) has not resulted in any unacceptable impacts on light or outlook.

A neighbouring representation of objection has been received which raises concerns in relation to overlooking and loss of privacy in respect of the balcony and terrace. It is though considered that the intervening boundary treatment and separation distances is such that the roof terrace has not resulted in any unacceptable harm to neighbouring amenity, and despite its elevated position no intrusive views have been created. The use of the terrace surrounded by outdoor amenity space associated with the site and neighbours would not create significant potential for harmful levels of noise or disturbance.

Overall, it is considered that the scale and siting of the extensions and alterations and their relationship with adjoining properties and land would not be unexpected or unusual in a residential area such as this, and no conflict with the above policy has been identified.

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

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/25/1798

(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
Block plan		2023/PL4	27.11.2025
Elevation & Floor plan	Proposed roof and location	2023/PL3	27.11.2025
Elevation & Floor plan	Existing roof and location	2023/PL2	27.11.2025

DELEGATED

Authorising Officer sign/initial

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Guy Everest

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Date: 23.09.2026