



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0566
21 Castlewood Road, Southwater, Horsham, West Sussex, RH13 9US

DESCRIPTION:

Erection of a first-floor side extension.

RELEVANT PLANNING HISTORY:

DC/17/2167	Change of use of open land to the side of 21 Castlewood Road to residential garden land and erection of single storey side extension to form garage and utility room	Application Permitted on 02.02.2018
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RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 41 - Parking

Southwater Neighbourhood Development Plan (2019-2031):

SNP14 - Adequate Provision of Car Parking
SNP16 - Design

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

Policy 19: Development Quality
Policy 20: Development Principles
Policy 25: Parking

Southwater Parish Design Statement 2011

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:

Arboricultural Officer: Advice

No trees at the site are subject to statutory protection, either through a Tree Preservation Order (TPO) or by virtue of the site being located within a Conservation Area.

To the north of the existing garage, stands a mature Oak tree. The tree appears to have been historically managed to control its size and form, likely due to its proximity to the dwelling, and remains readily visible within the street scene.

As such, the relationship between the tree and the proposed extension is likely to necessitate ongoing cyclical crown management to maintain appropriate clearances over time.

Parish Comments:

No objection, the design and material to be used is in keeping with the property. Land to the side of the house will be cleared to allow for additional parking if needed.

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.

SNP16 – Design: *“All development must be of high-quality design. In Southwater this means:*

- a. Facing buildings with locally sourced materials, or materials equivalent to those that would historically have been sourced locally wherever possible.”*

The application site relates to a detached dwelling located within the built-up boundary of Southwater. The property occupies a generous plot and is set back from the road. The surrounding area is characterised by similar large residential properties set within spacious plots, with a generally consistent domestic character.

The proposal comprises the erection of a first-floor side extension, together with associated internal alterations. The extension remains proportionate to the size of the host dwelling and would not result in an overly dominant or bulky addition. The design reflects the form and proportions of the existing dwelling, with materials proposed to match those of the existing property.

The surrounding area is characterised by residential properties of a similar scale and style, with various forms of extensions and alterations. The proposed first floor side extension would be positioned to the side of the dwelling and would maintain an appropriate relationship with adjoining properties.

It is noted that initial concerns were raised in relation to the design, scale and massing of the proposed two-storey addition, particularly where it resulted in a large, visually prominent flat roof. This arrangement was considered to create a bulky and intrusive form of development that would not relate well to the host dwelling or surrounding area.

Following these concerns, amended plans were submitted which have introduced a more sympathetic roof form incorporating a full pitch to the addition with a gable pitch to the rear part of the extension. The revised design reduces the visual bulk of the extension and ensures it appears more subordinate and better integrated with the host dwelling, improving its relationship with neighbouring properties.

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.

Arboricultural Impacts

A desk-based review has identified a mature Oak tree located to the north of the existing garage. The tree is not subject to statutory protection through a Tree Preservation Order (TPO) and the site does not lie within a Conservation Area. The Oak appears to have been historically managed to control its size and form due to its proximity to the dwelling and remains a visible feature within the street scene. The proposed extension is not considered to result in direct harm to the tree; however, the proximity of the development is likely to require ongoing cyclical crown management to maintain suitable clearance between the structure and the tree canopy. Subject to continued arboricultural management, no arboricultural objections are raised to the proposal.

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 proposal would not introduce any harmful new views or materially alter the existing level of intervisibility between properties, which is typical of a residential setting such as this. The amended design reduces the perception of massing when viewed from neighbouring properties and would not result in an overbearing or dominant form of development.

Accordingly, it is not considered that the proposal would give rise to any unacceptable loss of light, outlook or privacy, and the development is therefore considered to accord with the relevant policies.

Impact on Parking

Policy 41 of the HDPF states that development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere, or the need for the development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

Policy SNP14 requires residential development to provide adequate off-street parking in line with set standards, and parking should not dominate the street scene. Proposals that result in the loss of a garage will be refused unless suitable replacement parking is provided within the curtilage. Adequate

parking is a key material consideration for extensions, particularly where additional bedrooms are created.

The proposal would result in a five-bedroom dwelling. In accordance with the West Sussex County Council Parking Demand Calculator, a property of this size would typically require 2.7 parking spaces. The site benefits from a generous frontage which already provides substantial off-street parking, as observed from the submitted plans and available site imagery. In addition, the existing garage is retained as part of the proposal, ensuring continued provision of covered parking.

It is therefore considered that the site can comfortably accommodate the required level of parking provision within the curtilage, without reliance on on-street parking. The proposal would not result in a loss of parking provision or an arrangement that would dominate the street scene. Accordingly, the development is considered to comply with Policy SNP14 of the Southwater Neighbourhood Plan, as adequate off-street parking is retained within the site.

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 N6 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 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/26/0566

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location & Site plan		A03 REV P1	30.03.2026
Plans	PROPOSED FLOOR, ELEVATION AND ROOF PLANS	A02 REV P2	28.05.2026
Plans	EXISTING FLOOR, ELEVATION AND ROOF PLANS	A01 REV P1	30.03.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 15/06/2026

Authorising Officer sign/initial RHERMITAGE Date: 18/09/2026