



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1151

Weaversden, Hampers Lane, Storrington, West Sussex, RH20 3JB

DESCRIPTION:

Erection of a first floor extension by raising roofline and associated alterations.

RELEVANT PLANNING HISTORY:

None relevant

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 26 - Strategic Policy: Countryside Protection

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

Policy 40 - Sustainable Transport

Policy 41 - Parking

Storrington, Sullington & Washington Neighbourhood Plan (SSWNP) 2018 - 2031:

Policy 14 – Design

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:

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:

Washington Parish Council makes no objection to this application.

Due to the Parish Council's meeting constraints, this comment is submitted by the Clerk pursuant of the Council's Scheme of Delegation, pursuant to Section 101 of the Local Government Act 1972. It is noted that there were no published comments from neighbours of the application site at the time of this submission.

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:

This application is for the Erection of a first floor extension by raising roofline and associated alterations at Weaversden, Hampers Lane, Storrington. Weaversden is a modest detached bungalow property set back from Hamper Lane. The proposal is located within the built up area boundary.

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.

Policy 14 of the SSWNP also ensures that developments are of high-quality design and construction. It advocates that designs are sympathetic to the existing form and character of the local area / dwelling house by ensuring scale, massing and design remain appropriate.

The proposal is to erect an additional storey to the dwelling, changing the dwelling from a bungalow to a two-storey detached dwelling. The proposal only extends the dwelling by erecting an additional storey of the same footprint as the existing dwelling with no ground floor extensions. The proposal new roof is to match the existing style of a half hip. Additionally, several changes to fenestration are also proposed.

This does change the stature of the dwelling's height considerably from 5.9m to 7.5m and its appearance of a 1.5 storey dwelling to a more usual, suburban 2 storey dwelling. The dwelling itself is already of limited architectural merit compared to some neighbouring dwellings which are of a traditional style and remain of a 1.5 storey height. However, there are some examples within the area of taller dwellings exceeding 7.2m (according to historical plans) within the immediate locale, including: Barton Spinney (see, SG/4/02 (Two-storey extension, porch, hipped roof over existing dormers & pitched roof over existing flat roofed extension) and Oakdene Cottage (see, DC/12/1420 (Construction of a two storey extension to the north elevation, a porch extension to the front elevation and various internal alterations and external works within the rear garden) This would lend evidence to support the implementation of a taller dwelling within this location. Given these examples in close proximity, it is considered, that whilst the design of the proposal is suburban in appearance, given the existing character of the building, the implementation of an additional storey at above 7m where other dwellings are also thought to exceed 7m is considered acceptable.

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. 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.

Given the positional and situational context, the proposal is not thought to impinge on neighbouring amenity and as such it is considered the proposal is acceptable and 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 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/26/1151

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Plans	Location, site, existing floor and elevations	2026/118 1 OF 2	17.07.2026
Elevation & Floor plan	Proposed	2026/118, 2 OF 2	17.07.2026

DELEGATED

Case Officer sign/initial JBurrowes Date: 07/09/2026

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