DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0488
20 Ashleigh Road, Horsham, West Sussex, RH12 2LF

DESCRIPTION:
Demolition of garage and erection of a single storey side extension.

RELEVANT PLANNING HISTORY:

DC/08/2071	Single storey rear extension and single storey rear extension incorporating raising of roof over kitchen to provide 1st floor living space and detached garage	Application Permitted on 10.12.2008

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 34 - Cultural and Heritage Assets

Horsham Blueprint Business Neighbourhood Plan 2019-2036
Policy HB3- Character of Development
Policy HB4- Design of Development

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment

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.

HDC Conservation: No Objection, conditions recommended.

Parish Comments:
No objection providing that windows within the extension be obscure glazed.

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:

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 34 of the HDPF requires historic environment to be sustained and enhanced through positive management of development affecting heritage assets. The significance of heritage assets must be preserved to secure the viable and sustainable future of such assets.

Policies HB3 and HB4 of the HBBNP seeks to ensure that developments have high quality of design that respect the local character and integrate with surrounding built forms.

The application relates to the proposed demolition of garage and erection of a replacement single storey side extension to the dwellinghouse at 20 Ashleigh Road, Horsham. The dwelling is a detached locally listed building, with a design and appearance similar to the adjacent dwelling at 18 Ashleigh Road. This pair of late Victorian / early Edwardian one and a half storey detached dwellings consist of front colonial style verandas and symmetrical gable roofs either side of the principal elevation.

The existing garage is a later addition which is not considered to be a key part of the main dwellinghouse's special interest. The replacement side extension would be clearly subservient and of a siting, form and scale which would be sympathetic and appropriate to the host (locally listed) building and which would not harm the wider character or appearance of the locality. To ensure appropriate detailing conditions are recommended relating to the roof form and windows. 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 flank wall of the side extension would be set off the side boundary with the pitched roof, which projects over a retained side walkway, modest in scale. It is considered that the extension would not result in any harmful loss of openness to the side of the neighbouring dwelling and would primarily be viewed against the backdrop of the main dwelling.

It is noted that a representation has been received, requested that high-level side windows be obscurely glazed. The side elevation currently features a side bay window which is clear glazed, and which is considered to result in a greater degree of outlook / views than would result from the proposed high-level windows. It is considered the extension would have a neutral impact on neighbouring amenity, and no harmful loss of privacy would result for occupants of the adjoining property.

It is therefore considered that the siting and layout of the proposed extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity, in accordance with the above policy.

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 193 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, external doors, windows and roof 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 preservation of the non-designated heritage asset, in accordance with Policies 33 and 34 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The new roof junctions at eaves and verges shall be built to reflect traditional detailing as found on the historic principal roof.

Reason: To ensure that the significance of the heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: The new windows fitting in the extension hereby permitted shall have casements flush fitted with their frames.

Reason: To ensure that the significance of the heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

6 **Regulatory Condition**: All new and replacement rainwater goods shall be cast iron or cast aluminium or cast effect plastic.

Reason: To ensure that the significance of the heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 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/25/0488

(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
Elevation plan	Existing	(03)-001 REV A	26.03.2025
Elevation plan	Existing	(03)-002 REV A	26.03.2025
Floor plan	Existing First	(02)-002 REV A	26.03.2025
Floor plan	Existing Ground	(02)-001 REV A	26.03.2025
Roof plan	Existing	(02)-003 REV A	26.03.2025
Location & Site plan		(01)-001 REV D	26.03.2025
Elevation plan	Proposed	(08)-001 REV D	26.03.2025
Elevation plan	Proposed	(08)-002 REV D	26.03.2025
Floor plan	Proposed Ground	(07)-001 REV D	26.03.2025

Floor plan	Proposed First	(07)-002 REV D	26.03.2025
Roof plan	Proposed	(07)-003 REV D	26.03.2025

DELEGATED

Case Officer sign/initial Joshua Lee Date: 16.05.2025

Authorising Officer sign/initial Guy Everest Date: 21.05.2025