DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0508
54 Parsonage Road, Horsham, West Sussex, RH12 4AN

DESCRIPTION:
Erection of a single storey rear extension with roof terrace and rear dormer.

RELEVANT PLANNING HISTORY:

NH/76/02	Single-storey rear extension and front porch Site: 54 Parsonage Road Horsham	Application Permitted on 12.06.2002

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

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:
No objection

Representations:
1 representation have been received, objecting to the application for the following reasons: -

- Overlooking.
- Loss of property value.
- Presence of outbuildings at the site.

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 single storey rear extension with roof terrace and rear dormer at 54 Parsonage Road Horsham West Sussex. Parsonage Road is primarily a residential road with examples of two story and chalet bungalows in a variety of architectural styles. 54 Parsonage Road is an example of a chalet bungalow, though immediate neighbours are two storied properties.

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 proposed rear extension would be a clearly subservient addition to the host building, with the flat roofed form reflective of other structures in the immediate vicinity of the site. The roof terrace above would primarily be viewed against the backdrop of the main building, with the balustrade lightweight and visually unobtrusive.

The proposed dormer represents a substantial addition which would largely subsume the original rear roofslope and in some circumstances is unlikely to be desirable. In this instance however, it is acknowledged that the site sits between two more substantial two-storey dwellings and the extended roof / rear dormer would be seen in this immediate context, with the impact on the public realm minimal. In addition, it is noted that a dormer of this size could be erected through permitted development rights, and although this would not extend to the creation of a balcony given the physical roof structure would be identical, refusal of the current application would not prevent the formation of a substantial dormer. On the balance of these considerations, it is considered refusal of the application due to design concerns relating to the rear dormer would not be justified.

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 and scale of the rear extension and dormer and the resulting relationship with surrounding properties and land would be sufficient to prevent any unacceptable harm to neighbouring amenity.

The key concern relates to the potential for increased overlooking together with and related to the rear roof terrace. The use for normal domestic purposes would not be expected to create undue potential for harmful levels of noise or disturbance, particularly given the presence of surrounding rear amenity space. The proposal would introduce new window openings at first floor level, the presence of which would not be unusual or unexpected in a residential location such as this, particularly given the presence of two-storey dwellings either side.

The terrace would potentially create oblique views toward both adjoining properties, where although boundary planting is currently present this could not be relied upon in perpetuity. A condition is recommended to secure 1.8m high privacy screening to both flank elevations of the terrace, this approach would focus views to the rear of the application site rather than adjoining properties and prevent any unacceptable loss of privacy.

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.

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.

Other Considerations

The potential impact on property value is not a material consideration.

Comments relating to the recent erection of outbuildings at the site go beyond the scope of this application, with the matter instead referred to the Council’s Compliance Team.

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 **Pre-Use Condition**: The roof terrace hereby permitted shall not be first used until details of 1.8m high privacy screening to both flank / side elevations (of the terrace) have been submitted to and approved in writing by the Local Planning Authority. The privacy screening shall be installed in accordance with the agreed details prior to the first use of the terrace, and shall be retained as such thereafter.

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

4 **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/25/0508
(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
Location & Block plan		DE1251/01 REV P1	28.03.2025
Floor plan	Existing	DE1251/02 REV P1	28.03.2025
Elevation plan	Existing	DE1251/03 REV P1	28.03.2025
Floor plan	Proposed	DE1251/04 REV P1	28.03.2025
Elevation plan	Proposed	DE1251/05 REV P2	17.06.2025
Photos		DE1251/06 REV P1	28.03.2025

DELEGATED

Authorising Officer sign/initial Guy Everest Date: 10.07.2025