



**Horsham
District
Council**

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0950
8 Mallard Close, Horsham, West Sussex, RH12 2NB

DESCRIPTION:

Demolition of the existing conservatory and erection of a single storey rear extension, and partial conversion of garage into living accommodation.

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

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 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 25: Parking
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:

HDC Arboriculture: No Objection/Advice

WSCC Highways: No Objection/Advice

Southern Water: No Objection/Advice

Parish Comments:

Horsham Town Council: No Objection

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.

8 Mallard Close is a semi-detached single-storey dwelling with an integrated forward-projecting flat-roofed garage, rear conservatory, and a dual-pitched main roof, gabled at the side (northeast). The dwelling is composed of red / brown multi-stock brick elevations, concrete interlocking tiles to main roof, black windows/doors and white rear conservatory. The site is within the Horsham BUAB and at the northeast end of the of the residential cul-de-sac Mallard Close.

The street scene is characterised by similar single-storey semi-detached dwellings although there is evidence of alterations and extensions to the rear of dwellings. There is a tree protection order, ref. TPO/0056, covering land and trees along the side (north) boundary and rear (east) boundary of the site 8 Mallard Close.

Planning permission is sought to demolish the existing rear conservatory and to erect a replacement single storey rear extension, with a mono-pitched roof of maximum height set below the main roof ridge. Materials to consist of red / brown multi-stock brick to elevations and timber cladding to match main dwelling. Oriel window black frame to the rear elevation. High level window black frame to north side elevation. Window and door to the south side elevation opening onto the rear amenity of the dwelling. The proposed rear extension is to provide an enlarged dining area at the rear of the kitchen.

The proposal would replace an existing rear conservatory with a modest additional mass and overall would constitute a subservient addition 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.

Arboriculture

HDC Arboriculture has been consulted as the Area A1 of Tree Preservation Order (TPO) No. 0056, served on 15/07/1959, covers part of the property and the rear garden area. However, there are no trees remaining of significant landscape value, arboricultural merit, or amenity importance located within influencing distance of the proposed single-storey rear extension.

The proposed development is not expected to result in any adverse impacts upon protected trees or other trees of notable arboricultural value. As such, no arboricultural objections are raised to the development proposals at the property.

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.

It is considered that the siting and layout of the proposed single storey rear 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 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.

Other Matters

It is noted that the proposed plans indicate that the integral garage would be partially converted to a pantry and utility room, with an overhang porch proposed to the front elevation. The subject dwelling benefits from permitted development rights, where the proposed conversion and overhang porch would comply with the relevant parts of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

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 to be used in the development hereby permitted shall strictly accord with those indicated on the approved plans and Application Form.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

Biodiversity Net Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Under Regulations 4, 5, 7 & 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 the statutory biodiversity gain condition required by Schedule 7A to the Town and Country Planning Act 1990 (as amended) does not apply in relation to planning permission for development which:

- 1. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (a hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric);
- 2. is the subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015;
- 3. is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain planning condition which applies in relation to another development (In determining whether a development is undertaken solely or mainly for this purpose, no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee);
- 4. consists of no more than 9 dwellings, is carried out on a site which has an area no larger than 0.5 hectares, and consists exclusively of dwellings which are self-build or custom housebuilding ("Self-build or custom housebuilding" has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended)).

In addition, the Biodiversity Gain Plan Condition does not apply to applications for major development made before 12 February 2024, or non-major development made before 2 April 2024.

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

Statutory exemptions and transitional arrangements

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at <https://www.gov.uk/guidance/biodiversity-net-gain>.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

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/26/0950

(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 plan	Location Plan	AT - 087 - P01	11.06.2026
Site plan	Existing Site Plan	AT - 087 - P02	11.06.2026
Floor plan	Existing Ground Floor Plan	AT - 087 - P03	11.06.2026
Roof plan	Existing Roof Plan	AT - 087 - P04	11.06.2026
Elevation plan	Existing Front & Rear Elevations	AT - 087 - P05	11.06.2026
Elevation plan	Existing Side Elevations	AT - 087 - P06	11.06.2026
Section plan	Existing Sections	AT - 087 - P07	11.06.2026
Site plan	Proposed Site Plan	AT - 087 - P08	11.06.2026
Floor plan	Proposed Ground Floor Plan	AT - 087 - P09	11.06.2026
Roof plan	Proposed Roof Plan	AT - 087 - P10	11.06.2026
Elevation plan	Proposed Front & Rear Elevations	AT - 087 - P11	11.06.2026
Elevation plan	Proposed Side Elevations	AT - 087 - P12	11.06.2026
Section plan	Proposed Sections	AT - 087 - P13	11.06.2026
Supporting Docs	Application Form	NONE	11.06.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 30.07.2026

Authorising Officer sign/initial Tamara Dale Date: 31.07.2026