DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0743
22 Furze Common Road, Thakeham, West Sussex, RH20 3EG

DESCRIPTION:
Erection of a single storey front extension and installation of dormer tops through eaves over existing front elevation first floor windows.

RELEVANT PLANNING HISTORY:
None identified.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 41 - Parking

Thakeham Parish Neighbourhood Plan:
Policy 6 – Design

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Quality
Policy 20: Development Principles
Policy 25: Parking

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:
Southern Water: No Objection, advice provided.

Parish Comments:
None Received

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 6 of the Thakeham Parish Neighbourhood Plan (TNP) (2017) provides that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, should reflect any architectural or historic characteristics of particular merit in, and the scale of the surrounding buildings and in the wider area.

22 Furze Common Road is a 2-storey terraced dwelling located to the south side of Furze Common Road within the High Bar Lane Thakeham BUAB. The dwelling is composed of brickwork facing and tile hanging to elevations, concrete plain tiles to dual pitched roof. Upvc wood colour fenestration. The dwelling is set back from the highway with an off-street parking area for a number of vehicles provided within the front curtilage.

The front extension would somewhat contrast with the more uniform, albeit staggered, front building line of the terrace. The extension would though be single-storey and of modest dimensions and would appear a clearly subservient addition to the host building and terrace row, not appearing intrusive or unduly dominant.

There is already some variation within the terrace in the material finish and window proportions, with the proposed window alterations (including the new covering roof forms) and first floor cladding a continuation of these variation. The differences in this detailing is seen within the overall form of the terrace row and is not considered to create such a contrast as to cause demonstrable visual harm. As such there is no objection to these elements of the scheme.

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 proposed extension would be parallel with the shared side boundary of the site, with the immediate neighbour set further back (than the application site) and at a lower level. While the extension would be clearly visible it is considered the modest proportions and the siting of main window openings to the neighbour are such that no unacceptable harm would result. The extension would be largely screened by the existing boundary treatment, with the additional height and mass not of such significance as to significantly and adversely impact on living conditions. The remaining alterations would have a neutral impact on neighbouring amenity. It is noted that no representations of objection have been received.

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.

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-Commencement (Cladding) Condition**: The external cladding hereby permitted shall not be installed until details of the material, including its colour / finish, has been submitted to and approved in writing by the Local Planning Authority. The development shall take place in accordance with the agreed details.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality 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/25/0743
(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	Existing and Proposed	PD003 REV A	05.10.2025

Elevation & Floor plan	Existing	PD002 REV A	05.10.2025
Block plan	Proposed	PD004 REV A	05.10.2025
Elevation & Floor plan	Proposed	PD001 REV A	05.10.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 09.12.2025

Authorising Officer sign/initial Guy Everest Date: 16.12.2025