



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0072

Little Ridge , Rectory Lane, Pulborough, West Sussex, RH20 2AD

DESCRIPTION:

Erection of a single storey front extension to replace the existing lean-to/canopy link to the garage, external alterations and alterations to fenestration.

RELEVANT PLANNING HISTORY:

None

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 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Pulborough Parish Neighbourhood Plan 2015 – 2031

Policy 15 – Design

Horsham District Local Plan (2023-40) (Regulation 19):

Policy 19: Development Quality

Policy 20: Development Principles

Parish Design Statement:

Pulborough Design Statement Supplementary Planning Document May 2013

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 Arboricultural Officer: No objection.

Southern Water: No objection.

Parish Comments:

Pulborough Parish 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.

Policy 15 of the Pulborough Parish Neighbourhood Plan aims to maintain all housing and other buildings must be well-designed, sustainable and take appropriate account of climate change. Developments are strongly encouraged to demonstrate this through the BREEAM standards and Home Quality Mark. The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape, as detailed in the Pulborough Design Statement and Nutbourne Design Statement. In particular, the effects of any proposed development within a Conservation Area or that affects its setting should respect the particular special characteristics of that area. Particular regard should be had to the design principles contained within the Pulborough Design principles and Guidelines. Consideration of biodiversity features that can be incorporated into buildings such as swift and bat boxes and hedgehog holes in fence lines will be supported.

The proposal would involve the erection of a single storey front extension to replace the existing lean-to/canopy link to the garage, external alterations and alterations to fenestration. The proposed extension would be a small contemporary addition designed to be in keeping with the main dwelling. The associated external alterations including new fenestrations would upgrade the external appearance of the host dwelling by reinforcing a modern contemporary characteristic of the resulting dwelling.

For the above reasons, the proposal would be a subservient addition and would be considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling. The development 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.

It is considered that the siting and layout of the proposed extension and the resulting relationship with adjacent properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Tree Impact

Policy 33 of the HDPF presumes in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development.

It is noted that the property is subject of a blanket Area Tree Preservation Order (Ref: TPO/0211) served in 1974. In addition it is bounded to the South and East by the Pulborough Lower Street Conservation Area.

The property still retains a number of mature trees which are principally located on or close to the boundaries.

The area of proposed development is not close to any trees that would potentially arise in direct impacts to tree roots. Bearing in mind the size and position of the proposed development and the existing site movement constraints/extent of hardstanding, it is not considered that any specific tree protection measures would be necessary to conserve the trees from indirect impacts of the associated process. Following consultation with the Council's Conservation Officer there was no significant arboricultural concerns raised.

Water Neutrality

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitat Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby

complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

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

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).

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/26/0072

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Block plan		BLOC02 REV P06	16.01.2026
Site plan	Existing	EX01 REV P03	16.01.2026
Elevation plan	Existing South and West	EX02 REV P02	16.01.2026
Elevation plan	Existing North and East	EX03 REV P02	16.01.2026
Floor plan	Existing Ground	EX04 REV P02	16.01.2026
Location plan		LOC01 REV P01	16.01.2026
Design & Access Statement		NONE REV P06	16.01.2026
Site plan	Proposed and Roof	PL01 REV P06	16.01.2026

Site plan	Proposed Ground Floor	PL02 REV P07	16.01.2026
Floor plan	Proposed Ground	PL05 REV P07	16.01.2026
Elevation plan	Proposed South and West	PL03 REV P06	16.01.2026
Elevation plan	Proposed North and East, Sections	PL04 REV P04	16.01.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 19.02.2026

Authorising Officer sign/initial RHERMITAGE Date: 09.03.2026