



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0302

Wood End, Ifield Wood, Ifield, West Sussex, RH11 0LE

DESCRIPTION:

Demolition of front porch, rear extension and conservatory and side greenhouse. Raising of roof to create two-storey dwellinghouse with the erection of a two-storey side extension. Addition of 2 no dormers to front elevation with 2 no velux windows and 3 no dormers to rear elevation. Addition of new front porch.

RELEVANT PLANNING HISTORY:

DC/22/0553	Upgrading of existing dirt field track to graded hardcore and the erection of a multi-purpose agricultural livestock and storage building with hard standing area.	Application 01.08.2022	Permitted	on
DISC/22/0337	Approval of details reserved by condition 3 to approve application DC/22/0553	Application 15.02.2023	Permitted	on
DC/22/2354	Erection of a multi-purpose feed, storage and machinery barn with concrete hardstanding area.	Application 12.04.2023	Permitted	on

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 26 - Strategic Policy: Countryside Protection

Policy 28 - Replacement Dwellings and House Extensions in the Countryside

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Rusper Neighbourhood Plan 2018 – 2031:

Policy RUS3: Design

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

Policy 19: Development Quality

Policy 20: Development Principles

Policy 45: Replacement Dwellings and House Extensions in the Countryside

Parish Design Statement:

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.

Southern Water: No objection

Parish Comments:

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

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that extensions should not be disproportionate to the size of the existing dwelling, and should be in keeping with the scale and character of the existing dwelling. The policy also states that the cumulative impact of existing extensions will be taken into account.

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 RUS3 – Proposals for new development, including extension to existing buildings, must be of the highest design standards, and will be required to reflect the character and scale of surrounding buildings.

The application seeks planning permission for the demolition of front porch, rear extension and conservatory and side greenhouse. Raising of roof to create a one and a half-storey dwellinghouse with the erection of a two-storey side extension. Addition of 2 no dormers to front elevation with 2 no velux windows and 3 no dormers to rear elevation. Addition of new front porch.

The application site is set back from the highway with existing mature boundary screening. The proposal for a first floor extension would change the appearance of the existing dwelling, going from a bungalow to a two-storey house, significantly increase the size and scale of the property. However, given the plot size and variation in the size and design of properties within the locality and the appreciable boundary screening this is considered acceptable. There are two-storey properties neighbouring the site and there is sufficient separation around the dwelling to accommodate the increase in height without detriment to the street scene.

In this respect, it is considered that the matching materials, size and scale of the extension, would ensure that the proposed development would not have an adverse impact on the character of the host property or the countryside location generally. It is considered that given the mixture of building forms and design making up the dwellings within the vicinity, the proposed extensions would not have a detrimental impact on the host property, and in this respect the proposal when viewed from the wider public area would be considered in the context of the prevailing character and as such, would not have a significant or detrimental impact on the character of the surrounding area or the countryside location.

The footprint and scale of the resulting dwelling would not appear excessive or inappropriate in relation to the pattern and scale of surrounding development and the proposal would not result in any harmful overdevelopment of the site.

The proposals in their entirety would be an appropriate 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.

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 due to the separation distances involved in relation to the neighbouring properties the proposal would not result in any unacceptable harm to neighbouring amenity. While the proposal would introduce openings at first floor level the proposed design and layout would ensure these provide views primarily over the application site, and no intrusive overlooking would be created over neighbouring properties and land. The proposed use would not be expected to result in significant potential for harmful levels of noise or disturbance.

It is 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 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 to be used in the development hereby permitted shall strictly accord with those indicated on the approved proposed elevations plans drawings numbered TM084/05 and TM084/06 received 20.02.2026.

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/26/0302

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Existing	TM084 /03	06.03.2026
Floor plan	Existing and roof	TM084 /02	06.03.2026
Location & Block plan		TM084 /01	06.03.2026
Floor plan	PROPOSED	TM084 /04	20.02.2026
Elevation plan	PROPOSED FRONT AND SIDE ELEVATIONS	TM084 /05	20.02.2026
Elevation plan	PROPOSED REAR AND SIDE	TM084 /06	20.02.2026
Roof plan	PROPOSED ROOF AND SECTION THRU	TM084 /07	20.02.2026

DELEGATED

Case Officer sign/initial Marie Riggs Date: 20.04.2026

Authorising Officer sign/initial RHERMITAGE Date: 28.04.2026