



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/2033

4 Church Farm Courtyard, Sandygate Lane, Lower Beeding, West Sussex, RH13 6LR

DESCRIPTION:

Erection of a single-storey and two-storey rear extension.

RELEVANT PLANNING HISTORY:

DC/12/1383	Minor material amendment of DC/09/1322(Erection of a detached 4-bed dwelling with associated parking and amenity space) in order to incorporate two rooflights on the north elevation and a single lightwell	Application 19.09.2012	Permitted	on
DC/12/1308	Non material amendment to DC/09/1322 (Erection of a detached 4-bed dwelling with associated parking and amenity space) to include an open plan ground floor to facilitate wheelchair access and allow the incorporation of oak framing and the inclusion of roof lights and porch	Application 07.08.2012	Permitted	on
DC/12/0967	Non material amendment to previous permission DC/09/1322 (Erection of a detached 4-bed dwelling at land adjacent to 4 Church Farm Courtyard Sandygate Lane Lower Beeding) comprising central glazed section to north elevation moved 0.8 metres to west	Application 13.06.2012	Permitted	on
DC/09/1322	Erection of a detached 4-bed dwelling with associated parking and amenity space (Approval of Reserved Matters) (Land adjacent to 4 Church Farm Courtyard Sandygate Lane Lower Beeding)	Application 12.02.2010	Permitted	on

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

Lower Beeding Neighbourhood Plan (2025)

Policy 12 – Design

Policy 13 – Density

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

Policy 19: Development Quality

Policy 20: Development Principles

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:

Parish Comments:

No comments received.

Representations:

1 representation has been received, objecting the application for the following reasons: -

- Neighbour believes application is proposed to be extended over the boundary line.

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. A site visit was carried out to assess the proposal in line with the objection received.

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 12 of the Lower Beeding Neighbourhood Plan states that development proposals which are in keeping with the local vernacular tradition and materials will be supported.

4 Church Farm Courtyard, on Sandygate Lane, is an end of terrace two storey dwelling in the built-up boundary of Lower Beeding. The proposed single storey and two storey rear extensions are modest, subordinate additions positioned out of public view. The proposed materials are to match that of the existing. The extensions will preserve the character and appearance of both the property and the wider terrace.

Whilst the proposal would incorporate a flat roof to the single storey element, which would contrast the pitched roof form of the existing dwelling, the proposal is considered to sit comfortably within the context. The two storey element would be set down from the ridge line and would appear as a subservient addition.

Overall, the proposal would be a clearly subservient addition and is 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.

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.

While the neighbouring dwelling is positioned in close proximity and contains a door near to the proposed development, the design and scale of the single-storey and two-storey rear extensions are considered to be sited to avoid significant harm. The extensions remain proportional to the host dwelling, with roof heights and overall massing kept modest to minimise any potential overbearing effect. A detailed assessment of the orientation, separation distances, and existing boundary treatments confirms that any reduction in daylight or outlook to the neighbouring window will be limited and not materially harmful.

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 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/25/2033

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan	Location Map	01	08.12.2025
Block plan	Block Plan as Existing	02	08.12.2025
Block plan	Block Plan as Proposed	03	08.12.2025
Plans	Topographical	04	08.12.2025
Site plan	Proposed	05	08.12.2025
Floor plan	Ground Floor Plan as Existing	06	08.12.2025
Floor plan	First Floor Plan as Existing	07	08.12.2025
Roof plan	Roof Plan as Existing	08	08.12.2025
Elevation plan	Elevations as Existing	09	08.12.2025
Floor plan	Ground Floor Plan as Proposed	10	08.12.2025
Floor plan	First Floor Plan as Proposed	11	08.12.2025
Roof plan	Roof Plan as Proposed	12	08.12.2025
Elevation plan	North West Elevation as Proposed	13	08.12.2025
Elevation plan	Elevations as Proposed	14	08.12.2025

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 27/01/2026

Authorising Officer sign/initial RHERMITAGE Date: 06.02.2026