DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1048
13 Maines Farm Road, Upper Beeding, West Sussex, BN44 3TH

DESCRIPTION:
Erection of a single storey rear extension and internal alterations.

RELEVANT PLANNING HISTORY:

DC/22/1659	Extensions and alterations at roof level, including raising of ridge, hip to gable roof extensions, insertion of rooflights to front and rear and window to side. Erection of a single-storey rear extension and alterations to ground floor window openings.	Application Permitted on 09.03.2023
DC/23/1872	Non Material Amendment to previously approved application DC/22/1659 (Extensions and alterations at roof level, including raising of ridge, hip to gable roof extensions, insertion of rooflights to front and rear and window to side. Erection of a single-storey rear extension and alterations to ground floor window openings) Alterations to fenestration.	Application Permitted on 17.11.2023

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

Upper Beeding Parish Neighbourhood Plan 2018-2031
Policy 8 – Design standards for new development

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
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:
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 Waters: No objection.

Parish Comments:
None received

Representations:
1 representation was received, commenting that replacing the existing utility space which is little more than a modified conservatory with a proper extension and sliding patio doors on the north wall is a significant design improvement.

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 8 of the Upper Beeding Parish Neighbourhood Plan aims to maintain that 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.

The proposed extension would be a clearly subservient addition of a scale, form and design which would appropriately reflect the host building. The wider visual impact would be limited, and the extension would not appear intrusive or unduly dominant in views from neighbouring properties and land. The associated alterations, which include a raised access arrangement to the northern elevation, are modest and would be seen against the backdrop of the host building. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

It is noted that the dwelling benefits from an extant planning permission for roof extensions and associated alterations (and this permission similarly included the raised access arrangement to the northern elevation). The cumulative impact of this permission (if implemented) and the current proposal would not cause any adverse visual impact(s).

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.

There are appreciable changes in ground level across the site and neighbouring properties, with the resulting arrangement such that the access arrangement, and revised and new window openings would not create any intrusive views over neighbouring properties and land.

The additional bulk created by the extension would be relatively modest and primarily seen against the backdrop of the more substantial host building. It is therefore considered that no unacceptable impacts would arise from the extension.

It is therefore 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, in accordance with the above policy.

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 **Regulatory Condition**: The materials and finishes of all new external walls and roof tiles 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/25/1048

(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 & Block plan		1.01	26.06.2025
Elevation plan	Existing	1.04	26.06.2025
Elevation plan	Proposed	2.02	26.06.2025
Floor plan	Existing	1.03	26.06.2025
Floor plan	Proposed roof	2.01	26.06.2025
Tree plan		1.02	26.06.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 15.08.2025

Authorising Officer sign/initial Guy Everest Date: 21.08.2025