Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0954
5 Coniston Close, Horsham, West Sussex, RH12 4GU

DESCRIPTION:
Erection of a first floor extension over existing garage.

RELEVANT PLANNING HISTORY:

DC/25/0305	Erection of replacement front porch, demolition of existing conservatory and erection of a two-storey rear extension.	Application Permitted on 23.05.2025

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

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:
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.

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.

5 Coniston Close is a two-storey detached dwelling with integrated forward projecting garage with catslide roof above containing a white clad dormer. The application seeks planning permission for the erection of a first-floor extension in place of the existing garage catslide roof / dormer. The site forms part of a row of dwellings which are of a consistent design and the proposed extension would remove some of this existing uniformity. There is though variation within the wider surrounding area where properties are of a differing design and form, albeit within a more uniform material palette and scale.

The application site is the end property on the southern side of the Close and it is considered that in this wider context the proposed extension would not result in any harm to the character or appearance of the site or surrounding area. The extension would reflect elements of the host building, with the scale, form and design considered sympathetic and in keeping. The extension would therefore integrate appropriately with the existing building and would not have a detrimental impact on the host property or wider surroundings.

The application site lies within land with trees protected by Tree Preservation Order ref: TPO/0036. However, there are no protected trees within the vicinity of the proposed first floor extension over existing garage and as such there are no arboricultural concerns.

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 retained separation to neighbouring properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

The proposal would not create any views of neighbouring properties or land which would be unusual or unexpected in a location such as this. It is noted that no representations were received as part of the application process.

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

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/25/0954
(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	Existing Ground Floor	AD01	09.06.2025

Floor plan	Existing First and Roof	AD02	09.06.2025
Elevation plan	Existing	AD03	09.06.2025
Floor plan	Proposed Ground	AD04	09.06.2025
Floor plan	Proposed First and Roof	AD05	09.06.2025
Roof plan	Proposed	AD06	09.06.2025
Elevation plan	Proposed	AD07	09.06.2025
Supporting Docs	Application Form	NONE	09.06.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 15.08.2025

Authorising Officer sign/initial Guy Everest Date: 21.08.2025