



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0778

35 Pulborough Road, Storrington, West Sussex, RH20 4HJ

DESCRIPTION:

Erection of a single storey rear extension and associated alterations.

RELEVANT PLANNING HISTORY:

DC/21/0783	Demolition of existing outbuilding Erection of a single storey rear extension and construction of a garage.	Application Returned on 20.12.2022
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RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Storrington Sullington and Washington Neighbourhood Plan:

Policy 14 Design

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

Policy 17: Green Infrastructure and Biodiversity

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:

None

Parish Comments:

Storrington and Sullington Parish Council: No objection

Representations:

The neighbouring dwelling (No.33) has submitted an objection to the application, objecting to the application for the following reasons:

- Noise and disruption for the duration of the building works and associated alteration
- Access to our neighbouring property may be required. Clearly this will require our consent which we will deny. Concerns of damage or debris.

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 14, Design, of the SSWNP states 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 and landscape.

35 Pulborough Road is a semi-detached brick-built bungalow with pitched roofing and white upvc fenestration. The dwelling is set back from the south side of the highway (Pulborough Road), a detached garage outbuilding is located to the rear side, southeast of the dwelling, and the overall site forms a rectangular plot with spacious rear garden. There is a variation of design and form of dwellings along this south side of the highway, there is evidence of rear extensions to dwellings in the vicinity, and the site is within the Storrington BUAB.

Planning permission is sought to erect a single-storey flat-roofed rear extension of height 2.5 metres with two inset roof lanterns which have max height of 2.8 metres. Brick materials to elevations to match existing brick. Three white upvc narrow width windows to the west side elevation facing into the rear amenity area. Bi-fold doors to the rear (south) elevation (black anodized aluminium). The rear extension to provide internally an extended lounge/kitchen/diner living space.

In addition, a upvc window is proposed to replace existing patio doors on the rear elevation of the house. Also a velux roof light is proposed to the rear roof slope to light the utility room.

The proposal would add a rear flat roofed element however would not have any visibility from the public domain and would be a clearly subservient addition and in this case is considered to be of a design, form and scale which is acceptable 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 noted that the neighbouring dwelling (No. 33) has objected to the application due to concerns of noise and disruption during the proposed building works. Also concerns expressed about if access may be wanted to the neighbouring property for the works and potential damage or debris left.

A condition is recommended to limit the hours of working of the proposed development to normal working hours in order to safeguard the amenities of the adjacent property in accordance with Policy 33 of the Horsham District Planning Framework. In any case, any disturbance from the construction phase would be temporary in nature. If access is required to the neighbouring property for the works this is a private matter between occupants outside of planning requirements, and access is not considered essential in this case, similarly with any potential damage to neighbouring property, which are matters outside the planning process.

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, in terms of loss of light or overbearing (owing to the orientation of the property and siting in relation to the neighbouring dwelling- the rear elevation of which faces the south thus ensuring a maintained access to direct sunlight).

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 the development hereby permitted shall strictly accord with the submitted plans and application form.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4 **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

Reason: To safeguard the amenities of adjacent occupiers 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/26/0778

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Existing	NONE	17.06.2026
Elevation & Floor plan	Proposed and Roof	NONE	08.06.2026
Site plan		TQRQM26175133538981	24.06.2026
Elevation plan	Proposed and roof	NONE	08.06.2026
Location plan		NONE	14.05.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 13.08.2026

Authorising Officer sign/initial RHERMITAGE Date: 17.08.2026