



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0951

Snappers Field, Shipley Road, Southwater, West Sussex, RH13 9BQ

DESCRIPTION:

Erection of ground floor extensions and erection of porch. Erection of first floor and roof extensions with dormers to connect first floor. Erection of chimney stack and alterations to fenestrations.

RELEVANT PLANNING HISTORY:

DC/07/0910	Construction of carer's annexe above existing garage	Application 22.06.2007	Permitted	on
DC/06/0735	Single storey extension and conversion of existing garage and roof space to form carer's annexe	Application 17.05.2006	Permitted	on
DC/05/2452	Retention of outbuilding	Application 09.12.2005	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 31- Green Infrastructure and Biodiversity

Policy 32- Strategic Policy: The Quality of New Development

Policy 33- Development Principles

Neighbourhood Plan:

Status – The Southwater Neighbourhood Plan was formally made on 23 June 2021.

SNP16 – Design

SNP19 – Parish Heritage Assets

Parish Design Statement:

Southwater Parish Design Statement 2011

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

Policy 9: Water Neutrality

Policy 17: Green Infrastructure and Biodiversity

Policy 19: Development Quality

Policy 20: Development Principles

Policy 21: Heritage Assets and Managing Change within the Historic Environment

Policy 45: Replacement Dwellings and House Extensions in the Countryside

Policy 46: Ancillary Accommodation

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:

At the meeting of Shipley Parish Council held on 21st July 2026, Members voted to **SUPPORT** the application

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.

Policy 32 and 33 of the HDPF seeks 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 SNP16 of the Southwater Neighbourhood Plan states that all development must be of high quality design, including facing buildings with locally sourced materials or material equivalent to those that would historically have been sourced locally wherever possible; encourage a variety of complementary vernaculars to encourage contextually appropriate design and diversity in building stock; and making sure the design of new development actively responds to other properties in the vicinity ensuring no unacceptable impacts on residential amenity occur.

The application site, Snappers Field, is located to the west of Shipley Road, south of Southwater village and is outside any built up area boundary, the site is a countryside location in terms of planning policy. The site contains a detached dwelling with loft accommodation composed of brick elevations, plain tiled roofing and fenestration a mix of upvc and aluminium. The dwelling is accessed via a long drive leading from the west side of the highway. Boundary treatment along the Shipley Road consists of mature trees and hedging screening the site from the public highway.

Planning permission is sought to raise and extend the main roof ridge to connect the first floor and add two additional front (east) facing dormer windows (with matching pitched roof). Also proposed is a first-floor front extension with dual pitched roof (gabled to the front) to provide an additional bedroom at first floor. Plain tiled roofing to match existing with two roof lights, and vertical tiling is proposed to the front dormer elevations and first floor extension.

The front entrance door is to be relocated and an internal reconfiguration including amending the integrated garage to be accessed with new door from the front (east) with accommodation space above as an annexe.

Two additional dormer windows are proposed to the rear (west) roof slope, one with dual pitched roof and one mono pitched. Vertical tiling to dormers. A rear (west) entrance porch is proposed with dual pitched roof and oak posts. Also proposed is the erection of chimney stack to the rear (west) elevation and alterations to fenestration in upvc material including removal of rear garage doors and inserting a window.

Whilst the proposal would add mass to the dwelling, the site would comfortably accommodate the proposal and overall the proposal would be additions 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.

Policy SNP16 of the Southwater Neighbourhood Plan states that development should not result in unacceptable harm to the amenities of existing and proposed buildings, particularly with regard to privacy, outlook, daylight, and sunlight.

It is considered that the siting and layout of the proposed extensions and the resulting relationship with nearest neighbouring properties due to separation distances 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 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/26/0951

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	11.06.2026
Block plan		3016/1	11.06.2026
Floor plan	Proposed ground	3016/2	11.06.2026
Floor plan	Proposed first	3016/3	11.06.2026
Roof plan	Existing	3016/6	11.06.2026
Roof plan	Proposed	3016/7	11.06.2026
Elevations plan	Proposed – East and South	3016/4A	07.08.2026
Elevations plan	Proposed – North and West	3016/5A	07.08.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 12.08.2026

Authorising Officer sign/initial RHERMITAGE Date: 17.08.2026