Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1406
4 Greenfields Way, Horsham, West Sussex, RH12 4LW

DESCRIPTION:
Demolition of the existing garage and erection of a single storey rear and side extension.

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
Policy 41 - Parking
Neighbourhood Plan:
North Horsham Parish Council voluntarily withdrew their parish from the Neighbourhood Development Plan process on 30 July 2018.

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Quality
Policy 20: Development Principles
Policy 25: Parking

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:
No objection

Representations:
1 representation has been received, neither objecting nor supporting the application for the following reasons: -

- The objector advises that the garage proposed for demolition is physically attached to their garage.
- Concern is raised regarding potential impacts on the structure, weatherproofing and foundations of the adjoining garage during demolition and construction works.
- The objector considers that insufficient detail has been provided regarding how the existing connection between the garages would be addressed.
- It is requested that any planning permission does not imply consent for works affecting their property or any shared structure.

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.

The application seeks planning permission for the demolition of the existing garage and erection of a single storey rear and side extension. It is considered that the extensions in their entirety would appear as coherent and sympathetic additions with sufficient separation retained around the extended building and site boundaries. The proposed form and design would reflect existing elements of the host dwelling. As a result, it is considered that the proposed extensions would not create a building which would appear unsightly or discordant in relation to the surroundings and give the mixture of building forms and designs making up the dwellings within the vicinity the proposal is considered acceptable in respect to the impact on visual amenity.

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.

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.

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.

Other Matters

Officers note the concerns raised from a neighbouring representation regarding the potential impact of the proposed demolition and construction works on the structure, weatherproofing and foundations of the adjoining garage. However, matters relating to rights of access, structural impacts during construction and compliance with the party wall are civil matters and fall outside the remit of the planning process.

These issues may be addressed under separate legislation such as Building Regulations and the Party Wall Act, and do not therefore require further consideration as part of the planning process.

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 to be used in the development hereby permitted shall strictly accord with those indicated on the approved proposed elevations plan drawing numbered PL/674/02 received 02.09.2026.

Reason: To enable the Local Planning Authority to control the development in detail 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/26/1406
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Block plan		PL/674/04	02.09.2026
Elevation plan	Existing	PL/674/01	02.09.2026
Floor plan	Existing and proposed	PL/674/03	02.09.2026
Location plan		PL/674/05	02.09.2026
Elevation plan	Proposed	PL/674/02	02.09.2026

DELEGATED

Case Officer sign/initial	Marie Riggs	Date:	15.10.2026
Authorising Officer sign/initial	RHERMITAGE	Date:	26.10.2026