



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0310

Moonfleet, Mill Lane, Ashington, West Sussex, RH20 3BX

DESCRIPTION:

Erection of an additional storey to one wing of the existing bungalow, and conversion of a flat roof into a pitched roof on the other wing of the existing bungalow. Erection of a detached garage.

RELEVANT PLANNING HISTORY:

DC/22/1655	Erection of a first floor extension to the western elevation and creation of pitched roof above existing flat roof to eastern elevation.	Application Permitted on 11.11.2022
------------	--	-------------------------------------

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 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Ashington Neighbourhood Plan 2019-2031

Policy Ash1 – Overall spatial strategy for Ashington

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

Policy 19: Development Quality

Policy 20: Development Principles

Parish Design Statement:

None

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:

Arboricultural Officer: The proposed siting of the garage does require some limited trees loss. However, it is confined to small internal site trees of no wider public amenity value.

No visually significant trees will foreseeably be indirectly impacted upon by the proposals or associated development process.

Newt Officer: The proposed development is not considered to be relevant to the District Licensing Scheme in this case and there would be no likely impact on great crested newts or their habitats. Therefore have no comments to make at this time.

Parish Comments:

Ashington parish Council - No objections were raised.

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

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 Ash1 of the Ashington Neighbourhood Plan states that new development in Ashington parish shall be focused within the built-up area boundary of Ashington village as identified on the Policies Map.

The proposal seeks planning permission for the erection of an additional storey to one wing of the existing bungalow, and conversion of a flat roof into a pitched roof on the other wing of the existing bungalow. Erection of a detached garage.

The addition of a pitched roof is considered an improvement to the existing flat roof. The proposed first floor extension on the western wing of the main dwelling would protrude above the host dwelling. Given the existing varying ground levels of the main dwelling, the existing lower-level wing would be extended to a full two storey height. This aspect of the proposal would sit behind the single storey wing facing the highway. The existing dwelling comprises of an awkwardly designed flat roof dwelling sprawling across the site with varying levels of western and eastern wings linked by raised stepped patio. The sloping ground would ensure the proposal is well confined within the site. The surrounding area is characterised by a combination of chalet bungalows and full two storey height dwellings. On balance, the proposal would be considered acceptable given the spacious plot size, well screened boundaries, the orientation of the existing dwelling and the topography of the ground level.

Regarding the proposed detached garage, it would be large in size however, the proposal would be proportionate in scale to the dwelling it would serve. The new detached garage would be set back from the roadside and would not be visible from the roadside. It is acknowledged that the neighbouring properties have similar large, detached garages. Therefore, it is considered that the proposal would be

viewed in the context of the immediate surrounding, where it is considered that the proposal has been designed to be in keeping with the characteristic of the surrounding outbuildings.

The proposal is considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling. The development 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.

Due to the spacious plot size, it is considered that the siting and layout of the proposal and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Water Neutrality

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

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.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	135m2	240m2	135m2
	Total Gain		135m2
	Total Demolition		0m2

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

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 **Pre-Commencement (External Materials) Condition:** Prior to the installation of any external cladding or roof tiles, a schedule of materials and finishes (including colour) for the cladding and roof tiles shall be submitted to and approved in writing by the Local Planning Authority. All materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4 **Regulatory Condition:** The first floor of the garage hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Moonfleet as a dwelling and shall not be used as a separate unit of accommodation or for any commercial purposes.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 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/26/0310

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	EXISTING AND PROPOSED EXTERNAL VISUALS	(00)-001 REV E	20.02.2026
Location & Site plan		(01)-001 REV D	20.02.2026
Floor plan	EXISTING GROUND FLOOR	(02)-001 REV C	20.02.2026
Roof plan	EXISTING	(02)-002 REV D	20.02.2026
Elevation plan	EXISTING	(03)-001 REV C	20.02.2026
Floor plan	PROPOSED GROUND FLOOR	(07)-001 REV D	20.02.2026
Floor plan	PROPOSED FIRST FLOOR	(07)-002 REV E	20.02.2026
Roof plan	PROPOSED	(07)-003 REV D	20.02.2026
Elevation & Floor plan	PROPOSED GARAGE	(07)-004 REV A	20.02.2026
Elevation plan	PROPOSED NORTH AND WEST	(08)-001 REV F	20.02.2026
Elevation plan	PROPOSED EAST AND SOUTH	(08)-002 REV F	20.02.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 09.04.2026

Authorising Officer sign/initial RHERMITAGE Date: 14.04.2026