



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1043
11 The Birches, Mannings Heath, West Sussex, RH13 6JT

DESCRIPTION:

Demolition of conservatory. Erection of a single storey rear extension. Construction of a pitched roof to replace flat roof.

RELEVANT PLANNING HISTORY:

None.

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

Nuthurst Parish Neighbourhood Plan (NPNP) 2015 – 2031:

Policy 10 – Housing Design

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:

Southern Water: No objection.

WSCC Highways: None received.

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:

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 10 of the NPNP 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. In the High Weald Area of Outstanding Natural Beauty, proposals must avoid any significant detrimental effect on its landscape and natural beauty. Development should make use of high-quality materials and finishes.

The property occupies a generous plot and the surrounding area is characterised by detached dwellings of varying styles and designs. The site lies within the built-up area of Mannings Heath where domestic extensions and alterations are a common feature.

The proposal seeks the demolition of the existing conservatory, the erection of a single-storey rear extension, and the replacement of a flat roof with a pitched roof. The extension would be located to the rear of the property and would not be readily visible from the street.

The scale and design of the extensions are considered appropriate to the host dwelling, and the replacement of the flat roof with a pitched tiled roof would provide a more cohesive appearance. The proposed materials, including off-white render, off-white timber cladding with a brick plinth, machine-made roof tiles, and sage green uPVC windows and doors, would complement the existing dwelling and result in a high-quality finish. The proposal is therefore considered acceptable and would preserve the character and appearance of the property and surrounding area.

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.

The proposed extension would be single storey and located to the rear of the property. Due to its scale and siting, it would not appear unduly dominant or overbearing to neighbouring properties. The development is not considered likely to result in any significant loss of light, outlook or privacy to neighbouring occupiers. Accordingly, the proposal would have an acceptable impact on neighbouring residential amenity.

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.

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 N6, 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 to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

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/26/1043Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location & Block plan	Site Location and Block Plan	SEA01-00	29.06.2026
Floor plan	Existing and Proposed Floor Plans	SEA01-01	29.06.2026
Elevation plan	Existing and Proposed Elevations	SEA01-02	29.06.2026
Elevation plan	Existing and Proposed Elevations	SEA01-03	29.06.2026
Roof plan	Existing and Proposed Roof Plan	SEA01-04	29.06.2026
Supporting Docs	Application Form	NONE	29.06.2026

DELEGATEDCase Officer sign/initial Meg Bayliss Date: 28/08/2026Authorising Officer sign/initial RHERMITAGE Date: 28.08.2026