DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0701
9 Fallow Deer Close, Horsham, West Sussex, RH13 5UH

DESCRIPTION:
Erection of a part single and part two storey rear extension, and a first floor side extension over existing garage.

RELEVANT PLANNING HISTORY:

DC/21/0939	Erection of a two-storey rear extension and first floor side extension over existing garage.	Application Permitted on 13.09.2021

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

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

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:

Natural England: Standing Advice:-
It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

Parish Comments:
No objection

Representations:
1 representation has been received, supporting the application for the following reasons: -

- An impressive design that will enhance the property

1 representation has been received, objecting to the application for the following reasons:-

- The proposed extension would create a feeling overcrowding and enclosure
- Significantly affect sunlight and natural light
- Would restrict the neighbours satellite signal causing a disturbance
- The proposal should not restrict the neighbouring property extending in the future.
- The proposed extension would be excessive in size and would result in an overbearing/overreaching development
- No information regarding water neutrality the development may have a detrimental impact on the nearby Ancient Woodland

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 during a site visit and 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.

Background

Planning permission was previously granted under ref: DC/21/0939 for an identical scheme comprising a two-storey rear extension and first floor side extension over existing garage. This permission was not though commenced within the required time period and has therefore expired. This current application has therefore been submitted to seek a new planning permission for the development.

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 erection of a part single and part two storey rear extension, and a first floor side extension over existing garage. The proposed alterations will be of the similar dimensions of that previously approved, it is considered that there have not been any changes in circumstances that would warrant a different decision being taken with regard to the current

application. As with the preceding application, in design terms the proposals are considered to be of a modest scale and proportions and sympathetic to the existing dwelling.

There are examples of similar extensions in the immediate vicinity of the site (for example, nos. 3, 4 and 11), with the proposed siting sufficient to ensure the extension does not appear unduly dominant or intrusive in views along Fallow Deer Close. While the proposal would result in a loss of separation between the host building and neighbour, this openness is not considered an intrinsic feature of the locality, and given the presence of similar existing extensions and semi-detached properties in the vicinity of the site the proposal would not be out of keeping with the current street scene / pattern of development.

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.

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 neighbouring property to the north derives is key outlook to the east (rear) and west (front), with a side window to the flank wall of this property relating to a landing area. The siting of the side extension is such that no unacceptable harm would arise from this element of the proposal. While the rear extension would project beyond the rear building line of the neighbouring property the side garage would provide separation between the two-storey buildings, and this arrangement is considered sufficient to ensure sufficient light and outlook remains available to key rear facing window openings. Similarly, although the extension would be visible it is considered the resulting building would not be overbearing or oppressive in views from the neighbouring land / gardens.

The proposed side extension is appropriately set back and would not result in any significant loss of light, outlook, or privacy to this neighbouring property. The rear extension would project beyond the neighbouring rear building line; however, the presence of the existing side garage provides a physical buffer between the two-storey elements, thereby reducing any potential overbearing impact.

While the extension would be visible from the neighbouring garden and rear-facing windows, it is not considered to be unduly dominant or visually intrusive. The overall scale, siting, and design of the proposal are such that it would not give rise to an unacceptable sense of enclosure or loss of residential amenity.

The extensions would be set away from the shared southern boundary of the site, with the resulting separation considered sufficient to prevent any unacceptable harm to amenity for occupants of this property. The proposed extension incorporates a side facing window to an en-suite bathroom. It is not considered that this window would, as a matter of course, prevent a similar extension taking place to the neighbouring property. It is noted that any outward opening would need to be contained within the boundaries of the application site.

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. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies

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 194 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 approved proposed elevations plan drawing numbered DE1330/05 REV P1 received 28.04.2025.

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).

NOTE TO APPLICANT

This planning permission does not remove the need to obtain any separate consent of the owner of the adjoining property prior to commencing building work on, under, above or immediately to their property (e.g. foundations or gutterings) under The Party Wall Etc. Act 1996.

The applicant is advised that this planning permission does not give consent for any part of the development, including guttering, fascias and windows, to encroach onto any land not within the applicant's ownership.

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/25/0701
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		DE1330/01 REV P1	28.04.2025

Floor plan	Existing	DE1330/02 REV P1	28.04.2025
Elevation plan	Existing	DE1330/03 REV P1	28.04.2025
Floor plan	Proposed	DE1330/04 REV P1	28.04.2025
Elevation plan	Proposed	DE1330/05 REV P1	28.04.2025
Photos		DE1330/06 REV P1	28.04.2025

DELEGATED

Case Officer sign/initial Marie Riggs Date: 25.06.2025

Authorising Officer sign/initial RHERMITAGE Date: 08/07/2025