Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1480
The Faulding Estate, West Chiltington Lane, Billingshurst, West Sussex, RH14 9DR

DESCRIPTION:
Erection of single-storey rear extension with roof terrace above and associated alterations, and erection of attached carport.

RELEVANT PLANNING HISTORY:

None

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
Policy 34 - Cultural and Heritage Assets
Policy 40 - Sustainable Transport
Policy 41 - Parking

Billingshurst Parish Neighbourhood Plan 2019 – 2031:
BILL 2: Housing Design and Character

Billingshurst Design Statement

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

Billingshurst Parish Council – 'At the Planning and Environment Committee meeting of 6 October 2026, the committee resolved to a NEUTRAL response to this application, in that they saw no cause for objection to the plans as submitted'

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 45 (Replacement Dwellings and House Extensions in the Countryside) of the Horsham District Local Plan (2023-40) states that outside defined built-up areas, house extensions, replacement dwellings and outbuildings will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling.

Policy 19 (Development Principles) of the Horsham District Local Plan (2023-40) states that high-quality and inclusive design for all development in the District will be required based on a clear understanding of the local, physical, economic, environmental and policy context. In order to conserve and enhance the natural and built environment, and deliver beautiful and sustainable buildings and places, where relevant, development should be designed in accordance with the following principles.

Policy 28 of the HDPF (2015) 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.

Policies 32 and 33 of the HDPF (2015) 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 site is outside any built up area boundary and surrounded by a rural undulating landscape. The overall application site is stepped and sloping from north to south. The existing property is two-storey dwelling with single storey elements, with character features such as two turrets projecting from the opposing corners of the building. white painted elevations, rough cast render and vertical tile hanging to the walling element, and plain clay tiled roofing. Access to the site is via a gated entrance directly off the east side of the main highway.

Planning permission is sought for an existing south facing covered verandah with balcony above to be demolished and for erection of a replacement projecting south facing single-storey dining area extension, full glazing with rear bi-fold doors and with a further attached rear oak framed alfresco dining area extending onto the rear patio. All with a flat roofed balcony roof terrace space above with an inserted roof lantern over the dining area. Elevations to be composed of smooth sand and cement render finish, white coloured. Powder coated aluminium windows and doors.

In addition, proposed to the east elevation of the dwelling, is the erection of an attached green oak framed combined entrance porch and car port, with plain clay tiled dual pitched roofing. No alterations are required to the existing block paving driveway access.

The proposal is to provide for a multi-generational family home and which would be comfortably accommodated within the spacious site and are considered overall would be clearly subservient additions 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.

Overall, the proposed extensions and additions to the dwelling are modest, relative to the size of the dwelling, and especially when considering the siting of the dwelling in relation to neighbouring properties. Officers acknowledge that the proposal incorporates a large balcony at first floor level to the southern elevation of the dwelling. However, the balcony would overlook the grounds of the property and poses no risk to neighbouring amenity in terms of loss of amenity by way of overlooking. Therefore, it is considered that the siting and layout of the proposed extensions given the spacious site with no close adjacent neighbouring property 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.

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 the submitted plans and application form.

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/26/1480

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Site plan	Proposed	OV/JK/PF/04	15.09.2026
Elevation & Floor plan	Existing	OV/JK/PF/05	15.09.2026
Site plan	Existing	OV/JK/PF/06	15.09.2026
Location plan		NONE	15.09.2026
Elevation plan	Proposed north and west	OV/JK/PF/01	15.09.2026
Elevation plan	Proposed south and east	OV/JK/PF/02	15.09.2026
Floor plan	Proposed sections	OV/JK/PF/03	15.09.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 02.11.2026

Authorising Officer sign/initial RHERMITAGE Date: 09.11.2026