



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0543

79 Lambs Farm Road, Horsham, West Sussex, RH12 4LE

DESCRIPTION:

Erection of single storey side and rear extension.

RELEVANT PLANNING HISTORY:

DC/22/0997	Erection of a two-storey rear and side extension.	Application 20.07.2022	Permitted	on
DC/26/0046	Loft conversion. Installation of a roof dormer to the rear elevation and rooflights to the front elevation (Lawful Development Certificate - Proposed).	Application 09.03.2026	Permitted	on

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

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 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 21: Heritage Assets and Managing Change within the Historic Environment

Policy 24: Sustainable Transport

Policy 25: Parking

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:

Southern Water: No objection

Parish Comments:

North Horsham Parish Council: No objection

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.

79 Lambs Farm Road is a semi-detached two storey 3-bed dwelling located the northwest side of the highway. The dwelling is set back from the road and front curtilage provides off street parking spaces and with a driveway and a flat-roofed carport is attached to the northeast side of the dwelling. Previous planning permission DC/22/0097 for Erection of a two-storey rear and side extension has expired and lapsed. A Lawful Development Certificate has recently been granted for an attic conversion ref. DC/26/0046. There is evidence of extensions to dwellings in the area including neighbouring property. No 77 has recently gained permission to build a single storey rear extension.

Planning permission is sought for the erection of single storey side and rear extension with flat roof including 2 inset roof lights. The front elevation of the side extension would be set well back from the front elevation of the dwelling and would be a width less than the existing car port allowing a side access around the house. The width of the proposal is the same as per the non-implemented grant of DC/22/0997. The depth has been slightly increased to 4.5 metres from the rear wall. This dimension stated as necessary due to the location of a public sewer indicated and the Southern Water requirement for distances built away from their drain. Southern Water Build Over approval is stated as been obtained and details included with the plans.

The proposed extension would be a subservient addition and would be comfortably accommodated within rear garden area and with matching materials 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 not considered that the proposed single-storey extension would have a detrimental impact on the neighbouring property and given existing rear extension in the area the proposal would not be unexpected. Two side windows are proposed to serve a wc and a storage cupboard and with relevant conditions the proposal would not result in any harmful overlooking beyond that of the existing situation on site. Overall, the proposals are considered to be acceptable on amenity grounds.

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 paragraph 193 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 and finishes of all new external walls and windows of the development hereby permitted shall match in type, colour and texture those of the existing building.

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/26/0543

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	PROPOSED	D 0326/786/09	25.03.2026
Photos	NEIGHBOUR VIEWS	D 0326/786/10	25.03.2026
Elevation plan	EXISTING	D 0326/786/08	25.03.2026
Roof plan	PROPOSED	D 0326/786/06	25.03.2026
Supporting Docs	SOUTHERN WATER APPROVAL DOCUMENTS FOR BUILD OVER AND NEW CONNECTION	NONE	25.03.2026
Floor plan	EXISTING FF	D 0326/786/05	25.03.2026
Floor plan	PROPOSED GF	D 0326/786/03	25.03.2026
Block plan		D 0326/786/01	25.03.2026
Floor plan	EXISTING GF	D 0326/786/02	25.03.2026
Location plan		NONE	25.03.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 13.05.2026

Authorising Officer sign/initial RHERMITAGE Date: 20.05.2026