



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1934
93 Bluecoat Pond, Christs Hospital, West Sussex, RH13 0NW

DESCRIPTION:

Installation of ground floor window to side elevation and replacement of rear window on ground floor

RELEVANT PLANNING HISTORY:

No relevant planning history

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

Southwater Neighbourhood Development Plan (2019-2031):

SNP14 – Adequate Provision of Car Parking
SNP16 - Design

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

Policy 19: Development Quality
Policy 20: Development Principles

Southwater Parish Design Statement 2011

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:

Parish Comments: No Objection

Neither window overlooks other properties being positioned behind fences. Material used is consistent with the current fixtures.

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.

SNP14 of the SNP states that *“where a proposed development would result in the loss of a garage, the application will be refused unless the applicant can provide an alternative parking space elsewhere within the curtilage of the dwelling.”*

SNP16 – Design: *“All development must be of high-quality design. In Southwater this means:*
a. Facing buildings with locally sourced materials, or materials equivalent to those that would historically have been sourced locally wherever possible.”

93 Bluecoat Pond is situated within a well-established residential development on the edge of Christ's Hospital, comprising modern two-storey dwellings arranged around landscaped communal areas and private garden spaces. The dwelling occupies a well-screened plot with neighbouring properties set at comfortable distances. Its position within this development ensures that minor alterations to fenestration integrate easily into the surrounding context.

The proposal introduces one new side-facing ground-floor window and replaces the existing rear window with a larger unit. Although the rear opening will increase in size, the alteration remains visually compatible with the architectural style of the dwelling. The new glazing adopts materials and proportions consistent with other modern fenestration within the development, ensuring the enlarged rear opening does not appear intrusive or out of keeping. The rear elevation is not prominent in public views, further reducing visual impact. Overall, the changes sit comfortably within the established character of Bluecoat Pond and maintain the coherent appearance of the dwelling.

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 enlarged rear window does not give rise to any harmful impact on neighbouring amenity. It faces directly into the applicant's own garden, and its ground-floor position, combined with existing boundary treatments, prevents any increased overlooking of adjacent properties. The new side window is also at ground-floor level and benefits from separation distances that safeguard privacy. Neither window increases overshadowing, dominance, noise, or general disturbance. As such, it is considered that the siting proposed windows and the resulting relationship with neighbouring 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, windows and roofs 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/25/1934

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Existing and Proposed side	NONE	09.02.2026
Elevation plan	Existing and Proposed Rear	NONE	09.02.2026
Plans	Bi-folding window	356-1-v2	
Location plan		1314516/1762194	16.02.2026
Photos		NONE	25.11.2025
Photos		NONE	25.11.2025
Plans	side window	3689-1-v1	
Block plan		1374309/1841556	16.02.2026
Floor Plans	Existing Floor		19.05.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 19.05.2026

Authorising Officer sign/initial RHERMITAGE Date: 20.05.2026