



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/2170

Corner House, Brighton Road, Shermanbury, Horsham, West Sussex, RH13 8HB

DESCRIPTION:

Erection of a two storey and a single storey rear extension.

RELEVANT PLANNING HISTORY:

DC/23/0548

Erection of a two-storey and a single storey rear extension.

Application Permitted on
21.06.2023

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

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

Wineham and Shermanbury Plan (2014-2031):

Policy 5: Design

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

Policy 17: Green Infrastructure and Biodiversity

Policy 19: Development Quality

Policy 20: Development Principles

Policy 45: Replacement Dwellings and House Extensions in the Countryside

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:

Shermanbury Parish Council expresses support for the proposal in principle but has raised an objection to the design of the extension. The Council considers that the proposed use of timber cladding does not reflect the character or appearance of the existing Victorian cottage, *The Corner House*.

The Council notes that if the scheme were revised to present a design more in keeping with the host dwelling, it would be willing to reconsider its 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:

Background

Planning permission was previously granted under ref: DC/23/0548 for a 'two-storey and single storey rear extension'. This permission remains extant and could therefore be implemented. This current application entails a scheme of a comparable scale, but with a revised roof form to the two-storey extension, differing fenestration and alternative external materials.

Character and Appearance

Policy 28 of the HDPF 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 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 5 of the Wineham and Shermanbury Neighbourhood Plan relates to design and states that "Development proposals should ensure that the design is in keeping with the prevailing character of the surrounding area."

As with the existing planning permission, the two-storey extension would be set appreciably lower than the main ridge, with the siting, form and design of this element considered appropriate and sympathetic to the host building. The revised roof form, replacing a double-hip with a single crown-style roof would be sufficiently reflective of the existing, and given its siting, would not result in any particular visual harm. The single-storey projection would remain clearly subservient to the main extended dwelling and its scale and design is such that it would not appear discordant or unduly prominent in views from surrounding properties and land. The extensions would be well contained within site boundaries and would not create a cramped or overdeveloped appearance to the site. It is therefore considered that the visual impact of the proposal is acceptable and would not create any undue conflict with the above policies.

The extensions would feature a timber clad external finish, in contrast to the existing permission which made use of material to match the host building. The Parish Council have objected to the proposal on the basis that timber cladding does not represent the character of the existing dwelling. It is acknowledged that the use of timber cladding would contrast with the brick of the host building, and this

contrast would be visible from the street and the rear of neighbouring properties. It is not though considered that this contrast would be visually harmful.

The presence of timber in a rural area would not be unexpected and there is already some variation in building materiality in the immediate surrounds, including a contrast between painted brick and face brick at the application site. In this context and having regard to the existing appearance of the host building and immediate surrounds, it is not considered that the use of cladding to the extension would result in a level of harm which would warrant a refusal of planning permission.

Overall, the proposal 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 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 180 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 plans and application form.

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/25/2170

(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
Location plan		NONE	16.12.2025
Site plan		NONE	16.12.2025
Elevation & Floor plan	Existing and Proposed	151225	16.12.2025
Supporting Docs	Application Form	NONE	16.12.2025

DELEGATED

Case Officer sign/initial Marie Riggs Date: 20.02.2026

Authorising Officer sign/initial Guy Everest Date: 26.02.2026