Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0746
1 Rother Close, Storrington, West Sussex, RH20 3NX

DESCRIPTION:
Erection of a single storey porch extension, conversion of garage into habitable living space with mono-pitched roof over, installation of side window, re-cladding of gable ends and enclosure of open side garden with 1.8m timber fence on gravel boards.

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 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 41 - Parking

Storrington Sullington and Washington Neighbourhood Plan 2018-2031 (SSWNP)
Policy 14- Design

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Quality
Policy 20: Development Principles
Policy 25: Parking

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

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:
None received

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:

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.

Policy 14, Design, of the SSWNP states that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape.

1 Rother Close occupies a corner plot with Southdown Way to the south, the rear garden extends to the northwest with a side boundary along Southdown Way. The side boundary to Southdown Way is separated from the highway by a pedestrian footpath and a carparking layby. Boundary treatment along the side boundary with Southdown Way consists of a mix of thick high leylandii hedging adjacent to the footpath and close board timber fencing closer to the dwelling.

The dwelling is a two storey semi detached property with side gabled dual pitched roof. The front of the dwelling has a single-storey forward projecting flat roofed element over an integrated single garage and porch/w.c. Existing materials consist of facing brickwork with dark stained timber cladding to front and rear first floor level. Interlocking concrete tiled main roof and upvc windows and doors.

Planning permission is sought to extend the existing single-storey front porch element to infill the front southern corner of the dwelling and to convert the garage internally into habitable living space for a study and utility room. A mono-pitched roof with two roof lights to sit over the single-storey front element. The front door to be repositioned from side facing to front facing and a ground floor side

window to the porch, and to the side elevation of the dwelling. The garage door to be replaced with a window. The side gabling to be reclad with upvc shiplap cladding (white).

To the rear of the dwelling a 1.8m timber fence on gravel boards is to be erected adjacent to existing leylandii hedging to provide enclosure of the original open rear side garden.

The proposed front infill single storey extension, new mono pitched roof, and new fenestration would be of a design and form with use of materials that not appear incongruous or inappropriate and would be reflective of existing materials at the site and locality.

The rear garden to be enclosed does not prominently occupy a corner position within the street scene and also given existing hedging and boundary treatments the proposed rear side 1.8m high timber fencing would not result in a loss of openness to the streetscene or a prominent incongruous appearance.

The proposed would be clearly subservient additions and are 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. It is noted that no neighbouring representations of concern have been received.

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 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).

Southern Water – Advisory

Please note surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website.

Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water.

Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, it is possible that some previously private sewers, now deemed public, could be crossing the above property and may not be shown on Southern Water records. Therefore, if any additional sewers are discovered during construction, an investigation will be required to determine their condition, the number of properties served, and potential access methods before any further work can proceed on site

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernw7ater.co.uk

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/25/0746

Schedule of plans/documents **approved**:

Plan Type	**Description**	**Drawing Number**	**Received Date**
Location & Block plan		153_01	21.05.2025
Floor plan	Existing	153_02	21.05.2025
Elevation plan	Existing	153_03	21.05.2025
Floor plan	Proposed	153_04	21.05.2025
Elevation plan	Proposed	153_05	21.05.2025
Plans	Proposed Fencing	153_06	21.05.2025

DELEGATED

Case Officer sign/initial	Steve Astles	Date:	24.06.2025
Authorising Officer sign/initial	RHERMITAGE	Date:	01.07.2025