Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0538
8 Heathtolt Cottages, Park Lane, Maplehurst, West Sussex, RH13 6LL

DESCRIPTION:
Erection of front porch, conversion of garage to form habitable space, first floor side/rear extension and a single storey side rear extension. Conversion of loft with side dormer, 4no. roof lights and 1no. sun tunnel

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

Nuthurst Parish Neighbourhood Plan 2015-2031
Policy 10: Housing Design

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

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.

HDC Arboricultural Officer: No objection

Parish Comments:
Nuthurst Parish Council raised an objection to the application for the following reasons:
- Design
- Overdevelopment

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 a site visit and 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 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 10: Housing Design 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. In the High Weald Area of Outstanding Natural Beauty, proposals must avoid any significant detrimental effect on its landscape and natural beauty.

The application seeks planning permission for the erection of front porch, conversion of garage to form habitable space, first floor side/rear extension and a single storey side rear extension. Conversion of loft with side dormer, 4no. roof lights and 1no. sun tunnel. It is considered that the proposed first floor side/rear extension is deemed acceptable given the position and relationship to the side boundary, despite its two storey height, would be seen as a coherent and sympathetic addition with the form and detailing appropriate to the existing and adjoining dwelling.

The proposal is also to convert the garage space into habitable accommodation comprising a study, which would gain internal access from the existing entrance hall. The existing garage door would be replaced by a window. Whilst the proposal would result in the loss of the garage doors, it is not felt that this alteration would significantly detract from the appearance of the property or the visual amenity of the streetscene

The proposed front porch addition would be of a modest scale and is considered to be of a design, form and siting which would appear sympathetic addition to the property. The porch would be clearly subservient to the main building. overall, the extensions are considered to be of a design form and scale which is appropriate to the character and appearance of the existing dwelling and would not harm the character or appearance of the wider area.

The proposal also includes the installation of a dormer to the side (west) elevation which would be visible in short to medium views east along Park Lane. While the dormer is of limited design merit the visual impact would be reduced by the set back from the front elevation of the building and the use of matching materials to the dormer sides as the main roof. It is noted that while the majority of this style of property have retained their original roof form there is considerable scope to extend under permitted development rights, with a neighbouring property to the west featuring a side dormer vastly larger than proposed by this current application. The dormer would be reasonably well contained within the side roofslope of the dwelling and taking into account the above it is considered that no significant impact on the visual amenity of the site and surrounding area would result from the proposal.

It is considered that the extensions and alterations in their entirety would appear as coherent and sympathetic additions with sufficient separation retained around the extended building and site boundaries. The proposed form and design would reflect existing elements of the host dwelling and given the plot size this is considered acceptable.

The proposals would be a 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 or the countryside location. 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 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

While it is acknowledged that the proposed two storey side extension and dormer would result in an imbalance between the pair of semi-detached dwellings, this is not a defining characteristic of the surrounding area. As such, the resulting impact on the street scene would not be sufficiently harmful to warrant a refusal of the application.

The proposal is therefore, 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 proposed elevations plan drawing numbered WPD/1725/A/13 REV C received 27.05.2025.

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/25/0538

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Site plan		WPD1725/A/01 REV A	31.03.2025
Elevation plan	Existing	WPD1725/A/11 REV B	31.03.2025
Floor plan	Existing Ground, First and Roof	WPD1725/A/10 REV B	31.03.2025
Elevation plan	Proposed	WPD1725/A/13 REV C	27.05.2025
Floor plan	Proposed Ground, First and Roof	WPD1725/A/12 REV C	27.05.2025
Floor plan	Proposed second floor plan	WPD/1725/A/14 REV A	30.06.2025

DELEGATED

Case Officer sign/initial	Marie Riggs	Date:	01.07.2025
Authorising Officer sign/initial	RHERMITAGE	Date:	01.07.2025