Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1218
1 Wanford Cottages, Haven Road, Rudgwick, West Sussex, RH12 3JG

DESCRIPTION:
Replacement of existing flat roof with new pitched roof, and extension of loft space and conversion into habitable living space.

RELEVANT PLANNING HISTORY:

DC/15/2451	Erection of a two-storey rear extension	Application 14.01.2016	Permitted	on
DC/05/1978	Demolition of existing single storey rear extension, erection of 2-storey rear extension and conservatory and conversion of existing garage to drawing room and formation of bay window to replace existing garage door	Application 12.10.2005	Permitted	on
RW/33/60	Bathroom, drainage and front entrance porch Comment: & br (From old Planning History)	Application 08.06.1960	Permitted	on
RW/100/73	First floor extension over garage Comment: & br (From old Planning History)	Application 08.01.1974	Permitted	on

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
Policy 40 - Sustainable Transport
Policy 41 - Parking

Rudgwick Neighbourhood Development Plan (-2031)
RNP6: Materials
RNP7: Architectural Style
RNP8: Development Height
RNP9: Street Scene

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.

Parish Comments:
None received.

Representations:
1 letter of representation received neither objecting to nor supporting the application.

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

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.

Planning permission was granted for a first-floor extension over the existing garage in 1974 (ref: RW/100/73). In 2016, further permission was granted for an extension to the rear of the dwelling, extending the existing garage/first-floor extension to be in line with the rear of the existing house (ref: DC/15/2451). The side extension to the dwelling has a flat roof and sits in front of the main building line but set back from the porch. The proposed development, subject of this application, is sought to

replace the existing flat roof with a new pitched roof, with an extension to the loft space and conversion into habitable living space.

The ridge height was reduced to remove the potential terraced effect, due to the ridge height of the proposed pitch roof being in line with the existing ridge height of the dwelling, which forms one part of a pair of semi-detached dwellings. The reduction in roof height provides visual confirmation that the roof forms a later addition of the dwelling and is a subservient addition, not having a significant impact on the existing visual character of the dwelling.

The proposed roof extension would be screened by the existing vegetation along the boundary line. There would be no increase to the built footprint of the building and the proposal would be well-contained within the residential curtilage. The materials would match those on the existing dwellinghouse. The proposal would therefore 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 proposal seeks to replace the existing flat roof with a pitched roof, as the extension is already existing and the proposal is changing the roof, it is considered that there would be limited amenity harm. The neighbouring dwelling is a bungalow and there is a sufficient level of screening along the boundary to ensure that there are no privacy issues resulting from the replacement roof. The proposal would be no closer than the existing and would just increase the height to below the ridge height of the existing roof. There are three new windows proposed on the side elevation, these are high level and so it is considered that there would be limited overlooking. There is an existing first-floor side window looking towards the north. The proposed pitched roof also has a window on the side elevation, which would sit closer to the boundary with the neighbour. However, as there is an existing window, this is moving a couple of metres closer to the boundary but is not considered to result in significant harm from overlooking.

It is considered that the siting and layout of the proposal 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, 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/25/1218
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		DE1346/01 REV P1	25.07.2025
Floor plan	Existing	DE1346/02 REV P1	25.07.2025
Elevation plan	Existing and Sections	DE1346/03 REV P1	25.07.2025
Floor plan	Proposed	DE1346/04 REV P1	25.07.2025
Elevation plan	Proposed and Sections	DE1346/05 REV P2	08.09.2025
Photos		DE1346/06 REV P1	25.07.2025

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 08.09.2025

Authorising Officer sign/initial RHERMITAGE Date: 17.09.2025