DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1157
1A Ashleigh Road, Horsham, West Sussex, RH12 2LE

DESCRIPTION:
Erection of a single storey rear / side infill extension and partial conversion of garage into habitable living space.

RELEVANT PLANNING HISTORY:

DC/21/1424	Surgery to 1 x London Plane	Application 01.10.2021	Permitted	on
DC/21/1425	Surgery to 1 x Beech	Application 04.10.2021	Permitted	on

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets

Horsham Blueprint Business Neighbourhood Plan:
Policy HB3: Character of Development
Policy HB4: Design of Development

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment

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:

HDC Conservation: No Objection

Southern Water: No Objection, advisory

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.

Horsham Denne Neighbourhood Council Parish Comments:
No 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:

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.

Policy 34 of the HDPF recognises the importance of heritage assets and requires that proposals make reference to the significance of conservation areas and heritage assets by making a positive contribution to the character and distinctiveness of the conservation area, ensuring that development is consistent with the special character of those areas.

1A Ashleigh Road is a two-storey detached dwelling located to the west side of the street within the Horsham BUAB and the site is outside of the Horsham (Richmond Road) Conservation Area with the boundary running along the rear garden boundary. A pitched roof double garage is attached to the front elevation of the dwelling. The dwelling is set back from the highway and a block paved front curtilage provides off street parking and front boundary treatment consists of a low wall and high hedge.

Planning permission is sought to erect a single storey rear / side infill extension to the southwest corner of the dwelling to create a utility room, a mono pitched roof will include a skylight. A rear access door and no side openings. Materials consist of brickwork, roof tiles and door all to match existing

Also proposed is the partial conversion of the existing garage into habitable living space, whereby the garage is to be divided in half internally to create a playroom and the double garage will become a single garage. The double garage door to be replaced with a single garage door and window of matching materials.

The proposed development is considered to be designed and detailed in relation to the host building, with scale and siting which would not appear unduly dominant or intrusive in views from neighbouring properties and land. The associated alterations, including the garage conversion, would be in keeping with the remainder of the building.

It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Arboriculture

Protected trees exist to the north and west of the site however no arboricultural concerns are envisaged from the proposed development which maintains a significant separation distance.

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 single-storey 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

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 used in the development hereby permitted shall strictly accord with those indicated on the approved plans and application form.

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/25/1157

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Existing	003	11.07.2025
Floor plan	Existing First	002	11.07.2025
Floor plan	Existing Ground	001	11.07.2025
Location plan		008	11.07.2025
Block plan	Existing and Proposed	007	11.07.2025
Elevation plan	Proposed	006	11.07.2025
Floor plan	Proposed First	005	11.07.2025
Floor plan	Proposed Ground	004	11.07.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 29.08.2025

Authorising Officer sign/initial RHERMITAGE Date: 05.09.2025