Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1074
Bacon Cottage, Bakers Lane, Shipley, West Sussex, RH13 8GF

DESCRIPTION:
Erection of a two-storey side extension and front porch. Alterations to and insertion of windows and doors.

RELEVANT PLANNING HISTORY:

SP/14/83	Alterations to existing house (From old Planning History)	Application 14.10.1983	Permitted	on
SP/19/56	Proposed addition of bath and w.c. hot water system. Comment: Br (From old Planning History)	Application 09.05.1956	Permitted	on
SP/20/55	Proposed alterations and new drainage (From old Planning History)	Application 13.07.1955	Permitted	on
SP/27/79	Demolish kitchen and build new (From old Planning History)	Application 11.09.1979	Permitted	on
SP/31/57	Proposed alterations and additions to cottage and construction of vehi cular access (From old Planning History)	Application 09.10.1957	Permitted	on
SP/6/58	Additions and erection of garage Comment: B.regs (From old Planning History)	Application 12.03.1958	Permitted	on

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 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 40 - Sustainable Transport
Policy 41 - Parking

Neighbourhood Plan:
The Shipley Neighbourhood Plan was formally made on 23 June 2021.

Parish Design Statement:
Shipley Parish Design Statement
Policy Ship HD3- High Quality Design

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:
Shipley Parish Council: No Objection

Representations:
One representation has been received, supporting the application expressing approval that the existing old cottage will be retained. They also feel the design of the proposed extension is appropriate and in keeping with both the character of the cottage and its rural setting.

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 Horsham District Planning Framework (HDPF) relates to house extensions in the countryside, requiring that extensions are proportionate to the size of the existing dwelling and in keeping with its scale and character. Policies 32 and 33 of the HDPF further require that new development is of a high standard of design, locally distinctive, and sympathetic to the built surroundings and wider landscape.

The Shipley Neighbourhood Plan (2021) includes Policy Ship HD3, which requires all proposals to respond positively to local design characteristics and features. This reinforces the district-level policies by ensuring development within the parish respects traditional forms, materials and rural character.

The application proposes a two-storey side extension and small front porch to Bacons Cottage. The extension would be read as a subservient addition, set down from the main ridge line, and designed in a form, scale and style that reflects the proportions and detailing of the existing dwelling. Matching brickwork, roof tiles and fenestration ensure visual continuity, which accords with the expectations of both HDPF and Neighbourhood Plan design policies.

Given the existing substantial boundary vegetation and siting within the generous residential curtilage, the extension would not appear unduly prominent from Bakers Lane or from longer countryside views. The proposed development would therefore integrate appropriately with the character of the host dwelling, respect the rural setting, and would not cause harm to the character or appearance of the surrounding area. The proposal is therefore considered compliant with HDPF policies 28, 32 and 33, and with Shipley Neighbourhood Plan Policy HD3.

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 nearest neighbouring property lies to the west, known as Nightingales, which is separated from the application site by established vegetation and a reasonable degree of spatial separation. The extension would not bring the dwelling materially closer to this neighbour, nor would it introduce windows that would give rise to harmful overlooking or loss of privacy. The extension would also not result in any overbearing impact or unacceptable loss of light to neighbouring dwellings.

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 has been assessed against national and local planning policy and is considered to be acceptable. The extension and porch are of a scale, design and appearance appropriate to the host dwelling and its countryside location and would not result in harm to the character of the dwelling, the wider landscape or to neighbouring amenity.

The development therefore accords with Policies 25, 26, 28, 32 and 33 of the Horsham District Planning Framework (2015), relevant policies of the National Planning Policy Framework (2024), and the Shipley Neighbourhood Plan.

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 application form and approved plans.

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/25/1074

Schedule of plans/documents **approved**:

Plan Type	**Description**	**Drawing Number**	**Received Date**
Location & Block plan		FE01 REV A	30.06.2025
Floor plan	Existing Ground and First	EX01	30.06.2025
Elevation plan	Existing	EX02	30.06.2025
Floor plan	Proposed Ground and First	FE02 REV C	30.06.2025
Elevation plan	Proposed	FE03 REV C	30.06.2025
Supporting Docs	Cover Letter	25/187	30.06.2025
Design & Access Statement		NONE	30.06.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 19.08.2025

Authorising Officer sign/initial RHERMITAGE Date: 22.08.2025