



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1029

Fern Lodge, Stane Street, Codmore Hill, West Sussex, RH20 1BL

DESCRIPTION:

Erection of a single storey side extension to dwelling. Erection of a raised roof with dormer, installation of new windows, doors, garage door, and solar PV panels to outbuilding, with reconfiguration of internal layout.

RELEVANT PLANNING HISTORY:

DC/26/0608	Erection of a single storey side extension (Lawful Development Certificate - Proposed).	Application Refused on 17.06.2026
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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

Pulborough Neighbourhood Plan (2015-2031):

Parish Policy 15 – 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.

Southern Water: No objection

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

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 15 of PPNP secures good design for developments. 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, as detailed in the Pulborough Design Statement and Nutbourne Design Statement. In particular, the effects of any proposed development within a Conservation Area or that affects its setting should respect the particular special characteristics of that area.

The application seeks planning permission for the erection of a single storey side extension to dwelling. Erection of a raised roof with dormer, installation of new windows, doors, garage door, and solar PV panels to outbuilding, with reconfiguration of internal layout.

The proposed extension would reflect the form, scale and detailing when viewed against the host dwelling and would be sited appropriately within the curtilage of the site. The extension would not be particularly visible from a public vantage point and in views from adjoining properties and land would not appear intrusive or unduly dominant. It is considered that the proposed works would sit appropriately within the curtilage of the site and would not have a detrimental impact on the host property or the wider countryside location.

It is considered that the proposed raised roof to the existing outbuilding would not adversely impact on the structure and appearance of the building. The proposed roof would have a minimal impact on the character of the site and wider surroundings, with the material and form appropriate to the immediate context. It is considered that the solar panels would be well contained within the side (west) roof slope and, given their modest projection from the plane of the roof, would not appear intrusive or unduly dominant. It is noted that the proposed dormer, installation of windows, doors and garage door are considered to be of a design, form and proportion that would sit comfortably within the existing building.

The internal arrangement of the outbuilding would also be reconfigured to incorporate accommodation within the first floor, affectively increasing the usable area to that accommodation. Given the relationship between the outbuilding and the main dwelling, the increased area would not likely result in a greater level of dependence from the main dwelling. A condition is attached to ensure that the accommodation remains ancillary to Fern Lodge.

The proposals in their entirety 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.

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, Policy N6 of the NPPF 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 to be used in the development hereby permitted shall strictly accord with those indicated on the approved proposed elevations plan drawing numbered GA2010 received 25.06.2026 and proposed outbuilding elevations plan drawing numbered GA2020 received 25.06.2026.

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).

- 4 **Regulatory Condition:** The accommodation to the outbuilding hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Fern Lodge, Stane Street, as a dwelling and shall not be used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 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/26/1029

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location & Block plan	Location and Proposed Block Plan	GA0001	25.06.2026
Site plan	Proposed Site Plan	GA0002	03.07.2026
Floor plan	Existing Ground Floor	GA1001	25.06.2026
Roof plan	Existing Roof Plan	GA1002	25.06.2026
Elevation plan	Existing Elevations	GA2001	25.06.2026
Elevation plan	Existing Elevations - Outbuilding	GA2002	25.06.2026
Floor plan	Proposed Ground Floor	PS1010	25.06.2026
Floor plan	Proposed First Floor	PS1011	25.06.2026
Roof plan	Proposed Roof	PS1012	25.06.2026
Elevation plan	Proposed Elevations	GA2010	25.06.2026
Elevation plan	Proposed Elevations - Outbuilding	GA2020	25.06.2026

DELEGATED

Case Officer sign/initial Marie Riggs Date: 18.08.2026

Authorising Officer sign/initial RHERMITAGE Date: 28.08.2026