Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1441
35 Cambridge Road, Horsham, West Sussex, RH13 5ED

DESCRIPTION:
Conversion of loft into habitable living space with the erection of a rear dormer and installation of 2no. front roof lights.

RELEVANT PLANNING HISTORY:

HU/226/98	1st floor side extension Site: 35 Cambridge Road Horsham	Application 26.03.1999	Permitted	on
HU/64/86	Extension to dwelling. (From old Planning History)	Application 18.04.1986	Permitted	on

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles

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

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Quality
Policy 20: Development Principles

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:
None

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 HB3 of the Horsham Blueprint Business Neighbourhood Plan states that development is expected to preserve and enhance the Character Area in which it is located. The design of new development should take account of local context and reflect the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area.

Policy HB4 continues that development is expected to demonstrate a high quality of design, which responds and integrate well with its surroundings.

The application site relates to a terraced dwelling located on Cambridge Road, Horsham, within the built-up boundary area. The street is characterised by similar terraced and semi-detached properties set within defined plots and a number of properties having been altered and extended over time, including loft conversions and rear extensions.

The proposal seeks the conversion of the existing loft space into habitable accommodation, including the erection of a rear dormer and the installation of two rooflights within the front roof slope. The dormer would be positioned on the rear elevation, where it would have limited visibility from the public realm, whilst the rooflights would appear as modest additions within the existing roof plane.

The proposed dormer represents a substantial addition to the roofscape. However, the development would be finished in materials that are considered acceptable in this context and, whilst prominent, would be viewed against a streetscene where a number of similar roof alterations and dormer extensions have already been undertaken.

Whilst the proposal would result in a noticeable enlargement of the existing roof form, it would not appear so incongruous or visually harmful as to warrant refusal given the extent of comparable development within this part of the street. As such, the proposal is considered acceptable on balance and would therefore not result in significant harm to the character and appearance of the host dwelling or the wider area.
On balance, the visual impact of the proposal is considered acceptable and the development is therefore considered to 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 proposed dormer would be located on the rear roof slope and would not project to an extent that would result in an overbearing impact on neighbouring properties. The proposed rooflights within the front roof slope would not give rise to overlooking concerns.

The proposed side-facing window would serve a bathroom and is shown to be obscure glazed, thereby preventing unacceptable overlooking of neighbouring privacy. Given the siting, scale and design of the proposal, it is not considered that the development would result in a significant loss of light, outlook or privacy to neighbouring occupiers.

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.

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 on balance 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 submitted plans and elevations.

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/26/1441
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date

Floor plan	Existing ground	001	08.09.2026
Floor plan	Existing first and second	002	08.09.2026
Elevation plan	Existing	003	08.09.2026
Floor plan	Proposed first and second	004	08.09.2026
Elevation plan	Proposed	005	08.09.2026
Block plan	Proposed	008	08.09.2026
Location plan		010	08.09.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 27/10/2026

Authorising Officer sign/initial RHERMITAGE Date: 02.11.2026