



**Horsham
District
Council**

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0095

17 Daux Avenue, Billingshurst, West Sussex, RH14 9SZ

DESCRIPTION:

Erection of single storey rear and side extension. Replacement of existing roof covering.

RELEVANT PLANNING HISTORY:

None.

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

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

Policy 24: Sustainable Transport

Policy 25: Parking

Policy 45: Replacement Dwellings and House Extensions in the Countryside

Policy 46: Ancillary Accommodation

Parish Design Statement: Design Statement for the Parish of Billingshurst SPD

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:

Southern Water: No Objection

Nature Space: Comment

Informative recommended.

Arboricultural Officer: No Objection

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.

Billingshurst Parish Council:

At the Planning and Environmental Committee meeting of 11 February 2026, the committee resolved to a NEUTRAL response to this application, in that they saw no cause for objection to the plans as submitted.

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 32 and 33 of the HDPF 2015 (The Quality of New Development & Development Principles) require that all development in the district be of high quality and complimentary to locally distinctive character. The policies also seek to ensure that the scale, massing and appearance of new development is appropriate as well as that a high standard of building materials, finishes and landscaping are used.

Policy Bill 2 of the Billingshurst Neighbourhood Plan (Housing Design & Character) states that development proposals should be guided by the Billingshurst Parish Design Statement, produced to ensure good quality design and materials across the Parish.

17 Daux Avenue is a detached single-storey bungalow dwelling set back from the road by a large front garden. The road is made up of a mixture of two-storey dwellings and bungalows, with many of the latter having been converted to include a second storey. Most of the surrounding dwellings are brick construction (multi-stock or red brick) though some, including 17 Daux Avenue, have been rendered.

The proposed single storey rear extension allows for the creation of a large open plan kitchen and living space with access out to the garden. The proposed materials are to be painted render, with UPVC windows and roof lights, and a new roof covering of plain tiles.

The proposed extension would have a more contemporary appearance to the existing building, but it would not be readily visible from the public realm. The proposed roof covering would be darker however there is variation in roof tile colour across the street scene and it is unlikely to draw the eye.

The proposal is therefore 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 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(2) of the HDPF 2015 (Development Principles) states that development should be designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise.

The proposed extension is of a modest size and design and is not visible from the public realm. The closest neighbouring dwelling (eastern boundary) does not contain windows on the western elevation and therefore there is little to no impact in terms of loss of light or privacy. Similarly, whilst the extension projects rear of no.19 to the east, the retained separation is such that it would not harm the amenities of this property. There would be no impacts on the properties to the west and rear.

It is therefore considered that the siting and layout of the proposed extension and 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 180 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:

- 1 Plans list
- 2 **Regulatory (Time) Condition:** The development hereby permitted shall be begun 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).

NOTE TO APPLICANT

The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place.

Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence

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/26/0095

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		D 0126/782/01 A	11.02.2026
Floor plan	Proposed ground floor	D 0126/782/03	21.01.2026
Location plan		NONE	21.01.2026
Roof plan	Proposed	D 0126/782/05	21.01.2026
Elevation plan	Proposed	D 0126/782/07	21.01.2026
Plans	3D Renderings	D 0126/782/08	21.01.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 26/02/2026

Authorising Officer sign/initial Adrian Smith

Date: 27/02/2026