



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0334

Swallowfield , New Road, Southwater, West Sussex, RH13 9AU

DESCRIPTION:

Erection of a single storey side and rear extension, conversion of loft into habitable living space, replacement of roof, and alterations to fenestration.

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

Southwater Neighbourhood Development Plan 2018-2031:

SNP16 – Design

Southwater Parish Design Statement

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:

Southern Water: Comment. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

Parish Comments:

No objection

Representations:

1 representation has been received, supporting the application as the design is of high quality and in keeping with other recent property re-developments in New Road.

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 SNP16 of the Southwater Neighbourhood Plan states that all development must be of high quality design. This means facing buildings with locally sourced materials, or materials equivalent to those that would historically have been sourced locally wherever possible; encourage a variety of complementary vernaculars to encourage contextually appropriate design and diversity in our building stock; and making sure the design of new development actively responds to other properties in the vicinity.

The existing properties along New Road are variable in design but are of a broadly consistent form and scale, comprising bungalows and chalet bungalows. The proposed extensions and alterations would dramatically alter the host building from a modest bungalow to a more substantial chalet bungalow, with an increased ridge height, front gables and front and rear dormer windows. The overall scale of the resulting building would not though appear visually intrusive and would instead reflect existing variation present between properties. The footprint and scale of the resulting dwelling would not appear excessive or inappropriate in relation to the pattern and scale of surrounding development and the proposal would not result in any harmful overdevelopment of the site. The proposed design and materials would similarly contrast with the existing but would be comparable to other recent development along New Road, notably Greenacre to the west of the site.

There is existing planting along both side boundaries which may be lost as a result of the proposal, albeit the application form suggests this would not be the case. The planting is not though formally protected and due to its siting to the rear does not strongly contribute to the visual amenities of the locality. It is not considered necessary to require the protection, retention or replacement of this planting.

Overall, it is considered the resulting building would 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.

The proposal would introduce additional bulk and mass along both shared side boundaries. To the western boundary the potential impact arising from this would be mitigated by the presence of adjoining built-form and the single-storey pitched roof form, which increases in height away from the boundary. It

is considered that the resulting arrangement would be sufficient to prevent any unacceptable harm to neighbouring windows or amenity space.

The extensions would be sited on the shared eastern boundary with a rear projection appreciably beyond the neighbouring property. The dwelling would though be flat-roofed and single-storey along this boundary, and this height and form together with the siting of the neighbouring property away from the shared boundary is considered sufficient to ensure no unacceptable impacts on neighbouring amenity.

The proposal would not create any direct or intrusive views over neighbouring properties or land, with rooflights at a height and angle which would not create downward overlooking, and front and rear first-floor openings primarily overlooking the application site. The resulting arrangement would not therefore be unusual or unexpected in a location such as this.

The site benefits from an existing driveway, and while no alterations to the front curtilage are indicated, there are no reasons to believe the proposal would result in displaced demand for parking.

It is therefore 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, in accordance with the above policy. It is noted that no objections were received as part of the application process.

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:

- 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 plans and application form.

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/26/0334

(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
Elevation plan	EXISTING SIDE ELEVATIONS	DE1391 /03B REV P1	24.02.2026
Elevation plan	EXISTING FRONT AND REAR ELEVATIONS	DE1391 /03A REV P1	24.02.2026
Floor plan	EXISTING GROUND FLOOR PLAN	DE1391 /02 REV P1	24.02.2026
Photos		DE1391 /08 REV P1	24.02.2026
Elevation plan	PROPOSED FRONT AND REAR ELEVATIONS	DE1391 /07A REV P1	24.02.2026
Elevation plan	PROPOSED SIDE ELAVTIONS	DE1391 /07B REV P1	24.02.2026
Floor plan	PROPOSED FIRST FLOOR PLAN	DE1391 /05 REV P1	24.02.2026
Roof plan	PROPOSED ROOF AND SECTION	DE1391 /06 REV P1	24.02.2026
Floor plan	PROPOSED GROUND FLOOR PLAN	DE1391 /04C REV P1	24.02.2026
Location & Block plan		DE1391 /01 REV P1	24.02.2026
Supporting Docs	Application Form	NONE	24.02.2026

DELEGATED

Case Officer sign/initial Marie Riggs Date: 15.04.2026

Authorising Officer sign/initial Guy Everest Date: 21.04.2026