



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0292

9 Trout Lane, Barns Green, West Sussex, RH13 0QD

DESCRIPTION:

Demolition of existing conservatory and erection of a single storey rear extension, a first floor side extension, conversion of loft into habitable living space including installation of a rear dormer and 4no. rooflights to the front elevation, and erection of a detached single storey outbuilding within rear garden to form unit of ancillary accommodation.

RELEVANT PLANNING HISTORY:

No relevant planning history

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 40 - Sustainable Transport

Policy 41 - Parking

Itchingfield Neighbourhood Plan 2024-2031

Policy 12 – Design Parameters

Policy 15 – Parking Provisions

Policy 16 – Water Neutrality

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 24: Sustainable Transport

Policy 25: Parking

Policy 45: Replacement Dwellings and House Extensions in the Countryside

Policy 46: Ancillary Accommodation

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

The existing sewer in the vicinity of the development is over the required 3m distance away from the proposed site.

Parish Comments:

Itchingfield Parish Council:

- No issues raised regarding with the main dwelling extension
- The proposed roof lights to the front elevation are not compatible with the current street scene and should be removed
- Although the master bedroom has adequate daylight from rear facing windows the proposed home office does not. The proposed roof window should be replaced with a regular window in the rear facing wall of the office.
- The proposed single storey cabin in the rear garden has a double bedroom and is laid out as independent accommodation with all mains services being connected to the existing services. This may cause privacy concerns from the neighbouring properties. Its use is stated to be ancillary to the main dwelling, but its actual function is not stated in the application
- Itchingfield Parish Council feels that these points need to be taken into consideration before it can recommend this planning application for approval.

Second Consultation: No comments received

Representations:

2 letters of representation, from 1 address, have been received, objecting to the application for the following reasons: -

- The proposed outbuilding, as a full-time residence, will give rise to amenity issues, including noise, light and cooking smells, given the close proximity to property boundaries
- The proposed outbuilding will be overbearing, being too high and bulky, creating a looming effect.
- Overdevelopment of the site, leaving little remaining green space
- The surrounding area has subtle external lighting with few streetlights and dark rear gardens, the annexe will therefore give rise to light pollution
- The outbuilding will be out of character or keeping with the surrounding area, or to the size of the main house
- Alignment of the outbuilding, raising neighbouring properties, will give rise to privacy issues
- Use of the outbuilding will not be incidental to the main house, rather as a separate, self-contained living space
- Ridge height of the proposed outbuilding will cause overshadowing into the objector's garden, taking away the enjoyment from neighbouring gardens
- Street facing roof lights on the front elevations will be out of character in the area
- Horsham Council as not permitted street facing roof lights in the past
- The main house extension is too close to the proximity of the boundary

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:

9 Trout Lane is a two-storey terraced property located within the Parish of Itchingfield, outside of the Built-Up Area Boundary and therefore located within the countryside for policy purposes. The property is neither Listed or Locally Listed and the site is not within a Conservation Area.

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. Ancillary accommodation must demonstrate that the need for additional space cannot be met from an existing dwelling, with new outbuildings sited to have regard to the dwelling they serve and be grouped with the house. The policy also states that the use of ancillary accommodation as a separate dwelling will not be supported.

Policy 12 of the INP supports development that is well designed, respects the character and scale of surrounding buildings and landscapes, protects open spaces and local identity, avoids harm to residential amenity, creates safe and accessible environments, preserves landscape features and green infrastructure, uses appropriate local materials, and reflects the parish's vernacular character.

The single storey rear extension will replace an existing conservatory and whilst covering a larger footprint (width 6.8 metres, depth 4.4 metres), will match the height of the conservatory (3.1metres). The proposed materials will match that of the existing property, comprising facing brickwork.

The roof of the property is to be extended, allowing the conversion of the loft, with the catslide being replaced with a partial hip end to gable, softening the mass of the building. Roof extensions are common on Trout Lane, with varying different forms and as such, this proposal will not appear out of place, with the proposed ridge to be level with the existing. The loft conversion sees the introduction of rooflights to both the front and rear elevation.

The comments by Itchingfield Parish Council relating to the absence of rooflights on front elevations in the locality are noted. However, the principle has been established through the permission of a similar application at 2 Trout Lane (ref DC/20/1861) and are also present on the property 'The Glades'. Furthermore, it is notable that the installation of these rooflights, would fall within permitted development rights and therefore it is not considered proportionate or necessary to seek their removal. Whilst the application proposes a flat roof dormer, with a pitched roof design preferred, the principle has again been established through the permission of DC/20/1861. The revisions reducing the size of this dormer are welcomed, ensuring it is now set into the roof slope and is in proportion to the existing roof and as such, the design is therefore acceptable.

The proposed outbuilding in the rear garden, for use as ancillary purposes, will have width of 5.1metres, a depth of 9.7 metres and an overall height of 3.65 metres. The proposed materials consist of grey horizontal cladding and a grey GRP roof covering. The outbuilding will be sited approximately 1metre from the both the northern and southern boundaries. Concerns relating to the size of the outbuilding and therefore overdevelopment on the site are noted, however, the rear garden is substantial, measuring approximately 368sqm, compared with the outbuildings 49.5 sqm. Given the retained garden area, it is not concluded that this would amount to overdevelopment of the site, retaining ample rear garden space for the size of the property. The proposed design and scale of the outbuilding is subservient to the host dwelling. Whilst visible from other properties, the outbuilding would not result in an adverse impact to the prevailing character of the built environment and is not considered to be intrusive to the appearance of the surrounding area, in accordance with the above planning policies.

As such, the proposal in its entirety, 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.

Policy 12 of the INP states development should not cause unacceptable harm to the amenities of existing and future nearby residents, including taking account of the impact on privacy, outlook, daylight, sunlight and security.

The comments by the neighbouring property and Itchingfield Parish Council are noted. The first-floor extension would be located approximately 1 metre from the boundary of 10 Trout Lane, in which it is acknowledged there are both ground floor and first windows on this property's southern elevation, which benefits from its own 2 storey side extension. However, with no side windows at first floor level proposed and these windows not serving habitable rooms, no overlooking or privacy issues are to be expected.

The outbuilding will be sited within the substantial rear garden of the property and as such, will be located approximately 30 metres from the rear elevations of the neighbouring properties, which is considered ample separation in preventing overlooking issues. Furthermore, whilst the outbuilding is to be used for ancillary purposes, this does not mean that the amenity impacts would differ to that from an incidental use, such as a gym or home office. The outbuilding will be positioned 1 metre from the neighbours' boundaries, and so it is recognised that the outbuilding will result in some shadowing in the late afternoon. However, the neighbour benefits from an outbuilding in a same location and so the introduction of the proposed outbuilding would not give rise to further overshadowing that is already being experienced.

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

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the

Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

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).

- 4 **Regulatory Condition:** The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 9 Trout Lane 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/26/0292Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location & Site plan	Proposed Extension - Location / Site Plan	687 - 01	19.02.2026
Floor plan	Plans as Existing - Floor and Roof Plans	687 - 02	19.02.2026
Elevation plan	Elevations as Existing	687 - 03	19.02.2026
Plans	Detached Outbuilding	687 - 06	19.02.2026
Site plan	Site Plan	687 - 07	19.02.2026
Plans	Plans as Proposed - Floor and Roof Plans	687 - 04 A	14.04.2026
Elevation plan	Elevations as Proposed	687 - 05 A	14.04.2026

DELEGATED

Case Officer sign/initial Sam Nye Date: 01/05/2026

Authorising Officer sign/initial RHERMITAGE Date: 05.05.2026