



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0869

27 Ryecroft Meadow, Mannings Heath, West Sussex, RH13 6JN

DESCRIPTION:

Demolition of rear conservatory. Erection of a two storey side extension with pitched roof, erection of pitched roof over existing porch and garage and alteration to rear first floor window.

RELEVANT PLANNING HISTORY:

None relevant to this application.

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 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Nuthurst Parish Neighbourhood Plan 2015 – 2031:

Policy 10 – Housing Design.

Nuthurst Parish Council Design Statement (2016)

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: No objection.

Parish Comments:

No objection.

Representations:

2 no. representations have been received making the following comments to the application: -

- Do not have any comments to make as far as the alterations to the actual house are concerned, however hope any permission address and stop the issues with Builders in the past.
- Ryecroft Meadow is a cul-de-sac and so has no through traffic, this has lead builders to try and use the whole of the street as their construction site.

- Trucks are parked on pavements and grass verges, and debris not cleared up. Neighbours gardens and drives have been parked on and even driven over to make deliveries.
- Vehicles have been parked with no consideration as to how other householders can get out of their drives or even reach their own houses.
- Also while there will be construction noise what is annoying is the constant playing of radios.
- Request permission to the application that consideration must be given to other residents and their property.
- No objection to the planning application, raise concerns about vehicle access and parking whilst the building works take place.
- Access on/off drive is restricted when vehicles are parked outside No 27. Therefore lorries and skips will increase these problems.
- Previously received requests from the Fire Brigade not to park in the road as lack of access caused delays when they attended a large fire in a house at the end of the cul-de-sac.
- Due to the open plan nature of the front gardens, had large vehicles trying to drive across front lawn which on one occasion resulted in considerable damage and an insurance claim.

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:

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 10 of the Nuthurst Parish Neighbourhood Plan aims to maintain that the 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.

The two-storey side extension would reflect design elements of the host building and, given the siting and building lines along the street, there would be no harmful loss of openness, and the resulting building would not appear visually cramped. It is noted that comparable extensions exist at nos. 31 and 35, and the proposed extension would be seen in this context. The related alterations, including a pitched roof to the porch and garage and revised fenestration, is considered appropriate in relation to the host building and surrounds.

Overall, the proposal is considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling, and the development 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 flank elevation of the neighbouring property contains no window openings, with the siting of the extension such that there would be no impacts to the front or rear elevations. The extension would not create any views over neighbouring properties and land which would be unusual or unexpected in a residential location such as this. The related alterations would not result in any unacceptable harm.

It is noted that representations have been received relating to the potential impact from construction activities, including street parking. The scale and nature of the development would not though be expected to result in longstanding or sustained impacts, and no unacceptable harm in this regard is anticipated.

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 and finishes of all new external walls, windows and roofs of the development hereby permitted shall match in type, colour and texture those of the existing building.

Reason: 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/26/0869

(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		133/1000 REV A	15.06.2026
Plans	Existing Ground, First, and Roof	133/2000 REV A	27.05.2026
Elevation plan	Existing	133/2001 REV A	27.05.2026
Plans	Proposed Ground, First and Roof	133/3000 REV B	27.05.2026
Elevation plan	Proposed	133/3001 REV B	27.05.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 15.07.2026

Authorising Officer sign/initial Guy Everest Date: 22.07.2026