Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0744
27 Cranham Avenue, Billingshurst, West Sussex, RH14 9EN

DESCRIPTION:

Erection of a single storey rear extension.

RELEVANT PLANNING HISTORY:

DC/10/2150	Extend the rear wall of the master bedroom (amendment to previously approved DC/10/0394)	Application 08.11.2010	Permitted	on
DC/10/0394	2 Storey side and single storey rear extension	Application 20.04.2010	Permitted	on
DC/06/1166	Change of use from open land to garden land and erection of boundary fence	Application 10.07.2006	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

Billingshurst Neighbourhood Plan 2019-2031
Policy Bill 1 - Billingshurst built-up area boundary
Policy Bill 2 - Housing design and character

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

Parish Design Statement:
Design Statement for the Parish of Billingshurst

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:

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.

Parish Comments:

Neutral comments, no reason to object.

Arboricultural Officer Comments:

Due to the intrusion required into the minimum recommended root protection area of the Council's oak tree subject of a Tree Preservation Order (Ref: TPO/1407) further information is required to fairly assess extent of intrusion required and method of tree protection that would be observed to conserve the wider rooting area of the tree during the construction process.

Additional information was received by way of a Tree Plan, and the officer made the below comments and included a condition:

The attached plans indicate the extent of landscape change only, which in principle will be acceptable in terms of direct impacts on the oak tree. If minded to approve I recommend the following bespoke condition to control the development process and protect the oak trees key soft ground rooting area.

Southern Water:

No objection.

Representations:

2 representations have been received, 1 objecting and 1 neither objecting or supporting the application for the following reasons: -

Objection:

No objection to driveway.

Objection to access being used via private drive for extension:

- Small children playing, shift work, driveway used by neighbours, condition of access is limited, maintain private access.

Neutral:

The private driveway for numbers 24, 25 and 26 runs adjacent to the site. It cannot be used for access to the site, including but not limited to unloading materials or access to the site once complete. No objections otherwise to the plan as presented

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. A site visit was carried out following objections received.

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 Bill 2 of the Billingshurst Neighbourhood Plan states that development proposals should be guided by the Billingshurst Parish Design Statement and should reflect the scale and local vernacular of the surrounding buildings, and use materials that are in keeping with those used in existing buildings in the immediate locality.

27 Cranham Avenue is an end of terrace dwelling located within the built up boundary of Billingshurst. It is sited next to a small play area and its residential garden backs onto the train line. It benefits from a large residential garden, with 1 Oak tree which has a Tree Preservation Order (TPO/1407). The proposed materials are to match those of the existing.

The proposal would be a clearly subservient addition and is 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 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.

Objections were raised regarding the access used for the works to take place. This is not however a material planning consideration that would impact on the determination of a planning application. As a civil matter, the applicant and interested parties would need to come to a private agreement outside of the application process.

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.

Trees

The proposal site includes an extended garden area leased to the homeowner by the Council, within which sits a mature oak tree of high public amenity value, protected under TPO/1407. The tree lies on a slight bank to the northeast of the proposed extension and has a recommended root protection area (RPA) radius of just under 12 metres. The extension would project 5 metres from the rear elevation of the house, marginally intruding into the RPA. While this minor encroachment is not, in itself, a cause for concern given the availability of surrounding soft ground, it highlights that no further development should take place closer to the tree due to the potential impact on its roots and the likelihood of future pressure for pruning.

The existing house foundation is notably lower than the garden level, meaning excavation will be required to facilitate construction and access. To assess the impact on the tree, detailed plans are

needed showing the extent of all proposed excavations, hard and soft landscaping, drainage/utilities, and protective measures such as ground protection and fencing. This requirement was communicated to the applicant and their builder during a site visit. A tree plan has since been provided, indicating acceptable landscaping changes in principle. A condition has been suggested (included below) by the Council's Arboricultural Officer to ensure protection of the oak tree's key rooting area throughout development. With the above in mind, the proposal would not result in adverse harm to the protected tree.

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 193 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 **Pre-Commencement Condition**: Prior to commencement of any works on site, demolition or other development activities, a protective fence consisting of either chestnut paling (1.8m height) fastened to a post and rail fence or braced Heras panel fencing, shall be erected to a minimum of 9m metres from the stem of the protected oak tree at the rear of the property. The remaining soft ground area between this barrier and the extent of approved excavations for foundations and associated ground retaining feature shall be protected from compaction by use of load spreading boarding over a compressible material such as wood chip or sand so as to protect the underlying soft ground from access related compaction, storage of materials, concrete mixing, excavation or other building activities likely to be harmful to tree roots and the rooting environment.

Such barrier and ground protection measures shall remain in place throughout the duration of the development to the satisfaction of the Local Planning Authority. The Local Planning Authority Tree Officer shall be informed of the proposed date of commencement, at least one working week in advance, to allow inspection of protection measures.

Reason: To ensure the successful and satisfactory protection of important trees on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

4 **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/25/0744
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		25606	04.05.2025
Elevation plan	Existing and Proposed	25601 REV A	04.05.2025
Elevation plan	Existing and Proposed	25602 REV A	04.05.2025
Floor plan	Existing and Proposed	25603 REV A	04.05.2025
Roof plan	Existing and Proposed	25604 REV A	04.05.2025
Floor plan	Proposed Ground	25605	04.05.2025
Trees Plan	Proposed	25607	15.07.2025

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 16/07/2025

Authorising Officer sign/initial ..... Date: .....