



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0962

16 Ghyll Crescent, Horsham, West Sussex, RH13 6BG

DESCRIPTION:

Erection of a first floor side extension over the existing garage, and alterations to fenestration.

RELEVANT PLANNING HISTORY:

None identified.

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

Policy 41 - Parking

Horsham Blueprint Business Neighbourhood Forum

Policy HB3: Character of Development

Policy HB4: Design of Development

Horsham District Local Plan (2023-40) (Regulation 19):

Policy 19: Development Quality

Policy 20: Development Principles

Policy 25: Parking

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:

HDC Arboricultural: The property is affected by an Area Tree Preservation Order, with several protected mature trees contributing to the area's character. The proposal could impact the root protection area of a neighbouring Plane tree during construction, so a condition is recommended to ensure all works are confined to existing hardstanding areas to protect the tree.

Parish Comments:

No comment.

Representations:

3 representations have been received from 2 separate addresses, objecting the application for the following reasons: -

- Concerns are raised that the first-floor extension would be overly large, overbearing and out of keeping with the established character of the area, resulting in an overdevelopment of the site.
- It is considered that the proposal would lead to a loss of daylight and sunlight to neighbouring properties and gardens, with reference made to residential amenity policies and BRE daylight guidance.
- Concerns are raised regarding increased overlooking and loss of privacy to neighbouring rear gardens and living areas.
- The extension is considered to alter the appearance of the existing linked-detached properties, creating a more terraced appearance and setting an undesirable precedent for similar extensions within the street.
- The proposed building line and roof overhang along the shared boundary could limit the ability of adjoining properties to undertake comparable extensions in the future.
- Objection is made on the basis of the proposal's scale and massing, with a request that the application be refused or amended to reduce its impact on neighbouring amenity and the character of the area.

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 HB3 of the Horsham Blueprint Business Neighbourhood Plan states that development is expected to preserve and enhance the Character Area in which it is located. The design of new development should take account of local context and reflect the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area.

Policy HB4 continues that development is expected to demonstrate a high quality of design, which responds and integrate well with its surroundings.

The application site comprises a detached dwelling within Horsham built-up boundary area. A number of properties within the street have been extended, including examples of first-floor additions above existing garages, and these form an established feature of the area.

The proposal seeks permission for a first-floor side extension above the existing garage together with alterations to the fenestration. The extension would be sited above the existing footprint of the garage and would be designed to match the host dwelling in terms of materials, roof form and detailing. As such, it would appear as a sympathetic addition that integrates well with the existing property.

Objections have been raised that the proposal would appear overly dominant, erode the detached character of the dwelling and result in an overdevelopment of the plot. The proposed extension is considered to remain proportionate to the host dwelling, with sufficient spacing retained around the building to preserve its detached appearance. Furthermore, examples of similar extensions and alterations are evident within the surrounding area, demonstrating that this form of development is characteristic of the locality. As such, the proposal would not appear incongruous within the street scene or result in unacceptable harm to the character and appearance of the host dwelling, the surrounding area or the wider street scene.

Impact on Protected Trees

The site is affected by the Horsham Area Tree Preservation Order (TPO/0025), and the Arboricultural Officer has reviewed the proposal. The development has the potential to impact the rooting area of a protected Plane tree located on the neighbouring property to the front of the site during construction. However, subject to a condition requiring all construction activity, storage of materials and associated works to be confined to the existing driveway and areas of hardstanding, the proposal is not considered likely to adversely affect the protected trees. The development is therefore considered acceptable in arboricultural terms, subject to the recommended condition.

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 be located above the existing garage and would maintain separation from neighbouring habitable room windows. During the course of the application, amended plans were received which reduced the impact of the development by setting the first-floor extension back by 300mm from the party wall/title boundary. Concerns have been raised regarding the potential for loss of light, overshadowing and an overbearing impact upon neighbouring occupiers. However, having regard to the siting, scale and design of the amended proposal, it is not considered that the development would result in a significant or unacceptable loss of daylight to neighbouring properties, nor would it create an unacceptably dominant or oppressive form of development when viewed from adjoining sites.

Concerns have also been raised regarding overlooking and loss of privacy. In response, the rear ensuite window has been amended to be fixed and obscure glazed to a height of 1.7m, with only the upper sashes capable of opening, following discussions with the neighbouring occupier. Whilst the proposed windows would serve habitable accommodation, views from the development would remain consistent with those typically experienced within a suburban residential environment. Given the relationship with neighbouring properties and the amended window arrangement, the development is not considered to give rise to unacceptable overlooking or a material loss of privacy. Accordingly, the proposal is acceptable in terms of its impact on neighbouring residential 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 N6 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 currently 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 the commencement of development, including demolition works, protective Heras fencing shall be erected along the eastern edge of the driveway with a minimum setback of 1.5 metres from the driveway edge. No materials, machinery, excavation, storage, concrete mixing or other construction activities shall take place within this protected area. Where pedestrian access is required within the protected area, suitable ground protection shall be installed. This area shall be used for pedestrian access only and not for vehicles, storage or construction activities. The fencing and ground protection shall be installed before development begins and retained for the duration of the works. The Council's Tree Officer shall be notified at least one week before works commence to allow inspection of the protection measures.

Reason: To protect trees during construction 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/26/0962

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	13.08.2026
Elevation plan	Existing	NONE	13.08.2026
Floor plan	Existing Ground and First	NONE	13.08.2026
Roof plan	Existing	NONE	13.08.2026
Elevation plan	Proposed	NONE	13.08.2026
Floor plan	Proposed Ground and First	NONE	13.08.2026

Roof plan	Proposed	NONE	13.08.2026
Location & Site plan	Proposed	NONE	13.08.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 28/08/2026

Authorising Officer sign/initial RHERMITAGE Date: 15.09.2026