Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0527
14 Saxon Road, Steyning, West Sussex, BN44 3FP

DESCRIPTION:
Erection of rear, side and front extensions, new roof with front gable, and front and rear dormers.

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

Neighbourhood Plan:
Steyning Neighbourhood Development Plan 2019-2031

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:

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:
Steyning Parish Council: Objection

Representations:
4 letters of representation received from 2 addresses objecting to the application for the following reasons:-

- The proposed development exceeds the restrictions outlined in the property deeds, which the current owners would have agreed to upon purchase.

- The transformation from a small bungalow into a large two-storey, four-bedroom house (including ensuite and guest room) is disproportionate and out of character with the surrounding properties.
- The development risks devaluing neighbouring properties due to its intrusive nature.

- Residents of Nos. 43, 44, 45, and 46 are prepared to legally challenge the development on the grounds of non-compliance with the property deeds, in order to protect their property values.

- The proposed development does not align with the housing needs of Steyning, particularly in terms of providing suitable downsizing options for elderly residents.

- Request that the plans be amended to reduce the impact to neighbouring properties.

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 a site visit and on 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.

The application site is in a location where hipped, half-hipped and gabled roofs are present and in this context the hip to half-hipped roof extension would not appear out of keeping. The extended roof would retain separation from shared side boundaries and the resulting roof form and increased bulk and massing, would not appear cramped or result in any harmful loss of openness in this section of Saxon Road. The existing street scene includes examples of front, side, and rear dormer windows, including the neighbour to the south. The front dormers and associated rooflight, proposed by this application are considered to be of an appropriate siting, form, and design in relation to the existing building and wider street scene and no adverse visual impact would result.

Following amendments, the proposed roof extension would provide half-hipped roof, with flat roof dormer to the rear. Whilst pitched roof dormers are usually preferred, it is recognised that there are other similar dormers within the wider street scene. It is noted that No.18 Saxon Road has a relatively large flat roof dormer approved under planning reference DC/19/2155. It is therefore considered that

the proposed extension would be in keeping with its surroundings in terms of scale and character of the proposed works and resulting dwelling. In addition, the flat roof dormer would be positioned to the rear and could not be viewed from the street scene, whist the addition of the half-hipped roof is considered to be sufficiently reflective of others within the wider area. Therefore, on balance, the proposed roof extension with rear dormer is considered to be sympathetic to the character of the dwelling and visual amenities of the street scene in accordance with the above policies.

Officers acknowledge that the proposed increase in height and additional storey may be perceived as out of character on the street, especially considering that the majority of the properties on Saxon Road comprise single-storey dwellings, with several examples of chalet-style bungalows. However, a full two-storey height dwelling is located directly adjacent to the application site on the opposite side of the street (no. 23 Saxon Road). No. 23 was built two-storeys in height following the grant of an application dated to 1948 (UB/9/48), which pre-dates the erection of the application site in 1954 (UB/4/54). Though no. 23 stands as the only two-storey dwelling on this section of the street, it too is sited adjacent to single-storey dwellings on both of its side boundaries. Furthermore, other examples of two-storey dwellings are sited on the northern end of the street (no. 1 Saxon Road, Foxtons, and Westonbrook), which comprises a more varied housing stock in terms of build height along Kings Barn Lane. In addition, the wider area, including Castle Way and Roman Road, also comprise dwellings two-storeys in height.

With the above in mind, the proposed development is considered to be acceptable in design and character terms, having regard to the existing pattern of development in the surrounding area. While the increased height and massing would introduce a more prominent form, it would not appear incongruous given the presence of other two-storey dwellings nearby and the varied roof forms within the locality. The design, including the half-hipped roof and rear dormer, reflects elements found elsewhere in the wider street scene and has been amended to achieve an appropriate balance between functionality and visual harmony. As such, the proposal is considered to comply with Policies 32 and 33 of the HDPF by maintaining a sympathetic relationship with the host dwelling and its setting.

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.

In relation to impact on residential amenity, the proposed extension and alterations to the host building would be appropriate. Both the rear dormer extension and the rear side and front alterations are set an appropriate distance from the adjacent properties to the north and south would not result in a harmful impact in terms of loss of light, privacy, outlook, or an increased sense of enclosure.

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

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 and Planning Balance:

The proposed rear side and front extensions, new roof form with front gable and front and rear dormers, are considered to be of a design and form that would be sympathetic to the character of the dwelling and visual amenities of the street scene, whilst of a scale, siting and orientation that would not have a detrimental impact upon the amenities of neighbouring properties in accordance with policies 32 and 33 of the Horsham District Planning Framework (2015).

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 elevations as proposed plan drawing numbered 2342-2 REV 1&2 received 20.06.2025.

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/25/0527
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	31.03.2025
Elevation plan	Existing	2342-4	31.03.2025
Block plan	Existing	2342-6	31.03.2025
Block plan	Proposed	2342-7	31.03.2025
Roof plan	Existing and Proposed	2342-5 REV 1_2	20.06.2025
Floor plan	Proposed and Sections	2342-1 REV 1_2	20.06.2025
Floor plan	Existing	2342-4	31.03.2025
Elevation plan	Proposed	2342-2 REV 1_2	20.06.2025
Supporting Statement		NONE	31.03.2025
Supporting Statement		NONE	25.06.2025

DELEGATED

Case Officer sign/initial	Marie Riggs	Date:	18.08.2025
Authorising Officer sign/initial	RHERMITAGE	Date:	22.08.2025