



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/2096

23 Lime Avenue, Horsham, West Sussex, RH12 4DZ

DESCRIPTION:

Erection of a single storey rear extension.

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 42 - Inclusive Communities

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:

1 representation has been received, objecting to the application for the following reasons: -

- The poor condition of the shared sewer running behind the properties, noting it is almost 100 years old and prone to frequent blockages. Adding a further bathroom and toilet waste may worsen existing problems and drainage impacts should be fully assessed before determination rather than left to a planning condition.
- Significant construction-phase concerns due to the narrow width of Lime Avenue and its proximity (approx. 30m) to the main entrance of Oaklands Primary School. Request a condition requiring a detailed Traffic Management Plan, including a RAMS addressing construction traffic timings around school drop-off/collection periods, safety measures for pupils (including the "walking bus"), and arrangements for reinstating any damage to the highway, verges, footpaths, or trees within a defined timeframe.

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.

The application seeks planning permission for the erection of a single storey rear extension, which would incorporate an existing smaller rear projection. The extension represents a sizeable addition but one which due to its single-storey height and shallow pitched roof form would be clearly subservient to the host building. The extension would not be particularly visible from the public realm, and, given its subservient scale, in views from adjoining properties and land the extension would not appear unduly dominant or intrusive. The external materials are considered acceptable having regard to the host building and existing / adjoining structures.

As such, while acknowledged that the extension represents a sizeable addition it is not considered that any adverse visual impacts would arise, with the proposal sufficiently in accordance 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 extension would retain separation from both shared side boundaries which are marked by close timber boarded fencing, with planting within the boundary of the eastern neighbour. It is considered that this siting and boundary treatment would obscure the majority of the extension, and while the upper section would be visible it would not be of a scale which would lead to unacceptable harm to amenity, with adjoining properties benefiting from an unobstructed southerly aspect to the front and sizeable rear gardens.

It is therefore 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 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.

Other Matters

- Policy 42 of the HDPF states that positive measures which help create a socially inclusive and adaptable community for a range of occupiers and users to meet their long term needs will be encouraged. The policy states that particular account will be taken of the need to address requirements stemming from people with additional needs, including disabled or those with learning disabilities.

The supporting information sets out that the extension would provide additional accommodation for elderly relatives, with the size of the extension a consequence of the level and layout of accommodation being sought to meet this need. This would be supported by Policy 42 of the HDPF.

- It is noted that a representation has been received raised concerns in respect of the capacity and poor condition of the shared sewer. The dwelling benefits from existing connections to water and sewer infrastructure and any new connections would require separate approval from Southern Water, in addition to any further necessary consent(s) through the Building Regulations. It is not considered that this matter requires duplication as part of this planning application.
- In respect of impacts arising from construction works, it is considered that the modest scale of the proposal would not be expected to result in any significant or longstanding impacts. For this reason, no conditions relating to such matters are considered necessary in this instance. Similarly, the nature and scale of the development is not considered to require any further details of parking / construction set up by way of condition.

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 application form received 22.12.2025.

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/25/2096

(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
Supporting Statement	Planning	NONE	15.12.2025
Location & Block plan		(01)-001 REV A	15.12.2025
Floor plan	Existing roof and 3D	(02)-001 REV A	15.12.2025
Elevation plan	Existing	(03)-001 REV A	15.12.2025
Elevation plan	Proposed	(08)-001 REV A	15.12.2025
Floor plan	Proposed roof and 3D	(07)-001 REV A	15.12.2025
Supporting Docs	Application Form	NONE	15.12.2025

DELEGATED

Case Officer sign/initial Marie Riggs Date: 25.02.2026

Authorising Officer sign/initial Guy Everest Date: 25.02.2026