



**Horsham
District
Council**

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/2094

4 Woodpeckers, Southwater, West Sussex, RH13 9AA

DESCRIPTION:

Conversion of loft with 2 pitched roof dormers on the rear roof slope and 3 rooflights on the front roof slope.

RELEVANT PLANNING HISTORY:

None directly relevant to this application.

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

Southwater Neighbourhood Development Plan 2018-2031:

SNP14 – Adequate Provision of Car Parking

SNP16 – Design

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:

None.

Parish Comments:

No objection

Representations:

None received

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. 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.

Policy SNP16 of the Southwater Neighbourhood Plan states that all development must be of high quality design. This means facing buildings with locally sourced materials, or materials equivalent to those that would historically have been sourced locally wherever possible; encourage a variety of complementary vernaculars to encourage contextually appropriate design and diversity in our building stock; and making sure the design of new development actively responds to other properties in the vicinity.

The application site does not benefit from permitted development rights for extensions, with these removed by condition on the original planning permission for the development (ref: DC/05/0719 and DC/05/0347). The application therefore seeks planning permission for a loft conversion with two pitched roof dormers to the rear roof slope and 3 rooflights to the front roof slope.

The proposed dormers would be well contained within the rear roofslope, and although visible in short to medium views along Woodpeckers they would be primarily seen against the backdrop of the host building and would not appear unduly dominant or intrusive. It is noted that No.1 Woodpeckers has a flat roof dormer approved under planning reference DC/18/1077, with the proposed conversion of the loft considered to be in keeping with its surroundings.

The front rooflights would not be unexpected features in a location such as this, with their positioning and size sufficient to ensure no wider adverse visual impacts.

The proposal would represent clearly subservient additions which are 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.

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.

The proposal would introduce new openings at a (second floor) level where none are currently present. The orientation of the front rooflights would though create limited opportunity for intrusive downward overlooking, with the rear dormers primarily front the rear of the application site and the separation

distances and existing mutual overlooking considered sufficient to prevent any unacceptable loss of privacy for neighbouring properties and land.

The amenity impacts of the proposal are therefore considered acceptable and in accordance with the above policy.

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 Considerations

Policy 14 of the SNP states that *'adequate parking provision for an altered or extended dwelling should always be considered significant and material in the decision whether to grant planning permission. Proposals that would result in the creation of additional bedroom space at existing dwellings should also include increases in parking spaces within the curtilage of the dwelling to the same level as if it were a new dwelling....unless this is not practically possible'*.

There is no scope within the curtilage of the site to provide dedicated parking spaces, with no evidence to suggest that any increased demand for street parking would cause a highway safety hazard or nuisance for occupants of neighbouring properties.

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 15.12.2025.

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).

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.

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Plan Type	Description	Drawing Number	Received Date
Block plan		007	12.02.2026
Elevation plan	Existing and Proposed	003	12.02.2026
Floor plan	Existing	001	12.02.2026
Floor plan	Proposed	002	12.02.2026
Location plan		006	12.02.2026
Supporting Docs	Application Form	NONE	15.12.2025

Case Officer sign/initial Marie Riggs Date: 20.02.2026

Authorising Officer sign/initial Guy Everest Date: 24.02.2026