Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1442
51 Olive Close, Horsham, West Sussex, RH12 4TH

DESCRIPTION:
Erection of first floor side extension and alterations to side and rear elevation fenestrations.

RELEVANT PLANNING HISTORY:

DC/23/2248	Installation of 2No windows to the western elevation and associated alterations.	Application Permitted on 04.04.2024

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 41 - Parking

North Horsham Neighbourhood Plan
North Horsham Neighbourhood Plan area was designated, then the area voluntarily withdrew the designation.

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Principles
Policy 25: Parking

Parish Design Statement:
None

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 received

Parish Comments:
North Horsham Parish Council: No objection.

Representations:
1 no. representations have been received supporting the application.

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

The Horsham District Local Plan key policies have now been found sound by the Secretary of State and a limited number of further main modifications have been identified following the October 2026 Local Plan Hearing. The emerging Local Plan is a significant material consideration and as it progresses through the Local Plan process to adoption it will gain more weight. Therefore, Policy 19 of the emerging Horsham District Local Plan is relevant which aims to maintain a high-quality and inclusive design for all development in the District will be required based on a clear understanding of the local, physical, economic, environmental and policy context.

In relation to the current Local Plan, Policies 32 and 33 of the Horsham District Planning Framework (2015) 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.

This application seeks planning permission for the erection of first floor side extension and alterations to side and rear elevation fenestrations.

It is noted that this application is a follow up from the Pre-Application Enquiry reference PE/26/0210 and the proposal remains the same as the enquiry scheme. The proposal would involve the addition of a first-floor extension above the existing attached garage creating an additional bedroom. It is noted that the floor space of the new bedroom would conform to the minimum internal floorspace requirements set out in the Nationally Described Space Standards

The proposed lowered roof ridge of the extension as well as the set back behind the principal elevation would allow the development to appear subordinate to the host dwelling. It is noted that the proposal would be finished using matching external materials as the main dwelling. It is viewed that the proposal would reflect the proportions and form of the existing dwelling. The proposal has been designed to be in keeping with the host dwelling. It is noted that there are examples of similar first floor additions above the attached garages on properties along Braby Drive. Therefore, the proposal is considered acceptable and would compliment the characteristic of the immediate surroundings.

Furthermore, the additional fenestrations on the side and rear elevations of the main dwelling are considered acceptable in style and form.

For the above reasons, the proposal is considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling. The development 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 19 of the emerging Horsham District Local Plan is relevant which seeks to provide and retain a good standard of amenity for existing and future occupants of the proposed site

The current 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.

Given the orientation of the main dwelling, a planning condition has been included requiring the proposed first floor side window to be obscured glazed and non-openable below 1.7m from finished floor level.

On that basis. it is considered that the siting and layout of the proposal and the resulting relationship with adjacent properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024 as amended, this application is exempted from the statutory requirement to demonstrate a 10% net gain in biodiversity as the development is below 0.2 hectares.

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 and approved plans.

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).

4 **Regulatory Condition**: The proposed first floor window on the west side elevation shown on drawing no. 2026/4/4 shall be permanently glazed with obscure glass not less than level 3 on the standard scale of obscurity and non -openable below 1.7 metres from finished floor level and shall thereafter be maintained.

Reason: To protect the privacy of adjacent occupiers 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/26/1442
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Floor plan	Existing Ground, First and Second	2026/4/1	08.09.2026
Floor plan	Proposed Ground, First and Second	2026/4/2 REV B	08.09.2026
Block plan		NONE	08.09.2026
Roof plan	Existing and Proposed	2026/4/6	08.09.2026
Elevation plan	Existing	2026/4/3	08.09.2026
Location plan		NONE	29.09.2026
Elevation plan	Proposed	2026/4/4	08.09.2026
Section plan	Long and Cross	2026/4/5	08.09.2026
Supporting Docs		NONE	08.09.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 23.11.2026

Authorising Officer sign/initial RHERMITAGE Date: 24.11.2026