DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0504
Chandos , Billingshurst Road, Coolham, West Sussex, RH13 8QN

DESCRIPTION:

Demolition of existing rear extension and garden room, and erection of a two-storey rear and side extension.

RELEVANT PLANNING HISTORY:

SP/51/00	2-storey side and rear extensions conservatory garage and new access Site: Chandos Coolham	Application Refused on 10.10.2000

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 26 - Strategic Policy: Countryside Protection
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles

Shipley Neighbourhood Plan
Policy Ship HD3: High quality design

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Quality
Policy 20: Development Principles
Policy 45: Replacement Dwellings and House Extensions in the Countryside

Parish Design Statement:
Shipley Parish Design Guidance

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:

Support

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. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that ancillary accommodation and garaging must demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site, with new outbuildings sited to have regard to the dwelling they serve and be grouped with the house. The policy also states that the use of ancillary accommodation as a separate dwelling will not be supported.

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 Ship HD3 states all new development proposals in Shipley Parish should align with local design characteristics as outlined in the Shipley Parish Design Guidance (Appendix 2 of the Neighbourhood Plan). Developments should respect and, when possible, enhance the area's character, using appropriate materials. Applicants should demonstrate how their proposals reflect this guidance. Affordable housing should be "tenure-blind," meaning it should match the quality and design of market housing and be integrated seamlessly into the overall development.

The proposed development seeks to replace the existing rear extension and garden room with a two-storey side and rear extension, designed to be a clearly subservient addition to the host dwelling, in line with Policy 28 of the HDPF and the aims of Shipley Parish Design Guidance.

The external appearance has been sensitively considered to reflect the rural character of the locality. The proposed extension will be constructed using materials that match the existing dwelling, including facing brickwork and plain clay roof tiles. These traditional materials are consistent with the rural vernacular and help ensure visual cohesion between new and existing elements.

In terms of scale, the extension remains proportionate to the existing property and does not dominate the original building. The height and roof lines are carefully designed to maintain a subordinate form, while the fenestration pattern aligns with existing openings to retain symmetry and rural simplicity. The massing is broken up with stepped volumes and pitched roof sections to reduce the perception of bulk and integrate naturally with the countryside setting.

The proposal is sympathetic to the character of the surrounding countryside, in compliance with Policies 25, 26, 32, and 33 of the HDPF, which seek to preserve local character and landscape. Views from the surrounding area are not significantly impacted due to the siting of the extension to the rear and side of the property and the screening provided by existing vegetation. Furthermore, the design reflects the guidance within Policy Ship HD3 of the Shipley Neighbourhood Plan, promoting high-quality, locally distinctive architecture using appropriate materials and forms that respect the setting.

The development is therefore considered visually appropriate for its rural location and in keeping with the established character of both the dwelling and the wider area.

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. It is noted that no letters of representation have been received for this development.

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.

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).

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/25/0504
(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
Location plan		NONE	27.03.2025
Location & Block plan	Site and Block Plan	2472/05	27.03.2025
Elevation & Floor plan	Existing Floor Plans and Elevations	2472/03	27.03.2025
Elevation & Floor plan	Proposed Floor Plans and Elevations	2472/04	27.03.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 08.05.2025

Authorising Officer sign/initial Tamara Dale Date: 21.05.2025