Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0397
1 Smithbarn, Horsham, West Sussex, RH13 6DR

DESCRIPTION:

Proposed side extension, front porch extension, rear/side extension, new external finishes and relocation of boundary fence.

RELEVANT PLANNING HISTORY:

DC/04/0042	Single Storey rear extensions	Application 31.03.2004	Permitted	on
HU/86/86	Extension to bungalow (From old Planning History)	Application 15.05.1986	Permitted	on
HU/67/68	Erection of garage. (From old Planning History)	Application 21.02.1968	Permitted	on

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

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 46: Ancillary Accommodation

Neighbourhood Plan:
Horsham Blueprint Business Neighbourhood Plan
Policy HB3: Character of Development
Policy HB4: Design of Development

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:

No response received to the reconsulted application with amended fencing proposed

Representations:

2 representation letters of Support were received from a single household, and this can be summarised as follows:

- Positively contribute to the overall appearance and modernisation of the neighbourhood
- In keeping with similar enhancements made by other neighbours in street and surrounding area
- Upgrades have collectively improved the visual appeal of the community and supported a more contemporary streetscape without detracting from the area's open and welcoming character
- Amendments to the fence line to blend in more harmoniously with the street scene

6 letters of objection were received, and these can be summarised as follows:

- Detract from the open plan appearance of the area
- Create a traffic hazard
- Impact on driver sightlines
- Significant safety concern
- Disrupt the established design approach
- Set a precedent for additional changes across the estate
- Intrusiveness of fence would constitute a loss of amenity to residents facing the site
- Visibility issues on approach to junction

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 site is located on the west side of Smithbarn and is a corner plot with Heron Way to the south. 1 Smithbarn is a detached 3-bed L-shaped bungalow, brick facing elevations, dual pitched roofing and white fenestration. An integrated garage occupies the northeast corner of the dwelling.

The site is within the Horsham built-up area boundary and Smithbarn is characterised by a mix of single storey and two-storey detached dwellings set within a street scene, with front gardens having largely an open plan design and sporadic vegetation forming front boundary treatment. The host dwelling at this corner plot noticeably has existing extensive mature high vegetation and hedging around the boundaries and within the garden which provides a degree of screening and softening of the visual impact of the dwelling, which is itself well set back from the highway.

Planning permission is sought to add a side extension (south elevation) in order the extend the living accommodation including the bedroom space for the three bedrooms and bathroom and to add an en-suite dressing room to bedroom 1. The roof form is to be extended south to match existing, new external finishes with facing brick to match existing and with white render features. Fenestration a mix of upvc and aluminium. The northwest corner of the dwelling to be extended to square off the corner and provide additional utility room space. An internal reconfiguration will allow the front door to be repositioned on the east elevation with a new front porch with dual pitched roof.

Also proposed is a relocation of the existing timber boundary fence, which following amended plans received is to run from the southwest corner of the new proposed extension and backwards to its existing point of contact with neighbouring boundary to the west.

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 HB3: Character of Development of the Horsham Blueprint Business Neighbourhood Plan states that – “Development is expected to preserve and enhance the Character Area in which it is located. The design of new development should take account of the local context and reflect the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area. Innovation in design will be supported, however, where this demonstrably enhances the quality of the built form in a character area”.

Policy HB4: Design of Development of the Horsham Blueprint Business Neighbourhood Plan states that – “Development is expected to demonstrate a high quality of design, which responds and integrates well with its surroundings”.

The proposal comprises single-storey extensions to the host building. The extensions would feature pitched roofing reflective of the existing roof character. While the proposal entails a sizeable enlargement it would remain clearly compatible in relation to the host building. The host building benefits from a sizeable incidental curtilage and the development would not create a cramped or overdeveloped appearance. It is noted that there are a variety of materials within the street scene. Whilst the proposal would alter the general appearance of the host dwelling, given the variance in the street, this is not considered harmful.

The relocation of the existing timber boundary fence is to run from the southwest corner of the new proposed extension and backwards to its existing point of contact with neighbouring boundary to the west. This corner plot noticeably has existing extensive mature high vegetation and hedging around the boundaries and within the garden providing a degree of screening and softening of the visual impact of the dwelling and fence. Following the amendments received, the proposed fencing is considered to maintain a degree of openness to the site and surroundings and would not result in a degree of harm that would justify a reason for refusal.

It is considered that the proposal in the context of the variable buildings in the area, and existing softening of visual impact from natural vegetation, would not appear contrasting or unduly dominant. It is therefore considered, despite additional development to the site, that the overall visual impact in this instance would not be so significant as to harm the prevailing character or appearance of the site or 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.

Following initial concerns about the relocation of the boundary timber fencing proposed, the proposed fencing has been revised. The resulting fence line is not considered to result in harm to the amenities of neighbouring properties through loss of light or intrusive impact.

It is considered that the siting and layout of the proposed single-storey extensions would be sited at a sufficient distance from neighbouring properties to ensure that there is no harm through overlooking, loss of privacy, or loss of natural light.

Overall, the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. No comments of concern have been expressed to the revised reconsulted plans.

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 and finishes of the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: 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/25/0397
(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
Elevation plan	Boundary Fence	PL/632/08	19.03.2025
Location plan		PL/632/06	17.03.2025
Block plan	Block Plan	PL/632/07A1	01.05.2025
Elevation plan	Existing Elevations	PL/632/01	17.03.2025
Floor plan	Existing Floor Plan	PL/632/02	17.03.2025
Elevation plan	Proposed Elevations	PL/632/03	17.03.2025
Elevation plan	Proposed Elevations	PL/632/04	17.03.2025
Floor plan	Proposed Floor Plan	PL/632/05	17.03.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 16.05.2025

Authorising Officer sign/initial Tamara Dale Date: 22.05.2025