Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

OFFICER CHECKLIST	
WEEK ONE (Date Valid)	**31st March 2025**
Check Neighbours	Y
Check Consultations (including newts) / Press List	Y
Check Description, Plans and Supporting Documents	Y
Print and Display Site Notice (if required)	N/A
WEEK TWO (+7)	**7th April 2025**
Visit Site or request site visit photos (in accordance with Site Visit Guidance Note)	Y
Draft HRA / AA if necessary. If the water statement is insufficient discuss with TL / PPO whether to discuss / accept amendments to the strategy.	N/A
Instruct Legal if s106 required (with prior TL / PPO agreement)	N/A
WEEK THREE (+14)	**14th April 2025**
If amendments are likely to be needed discuss with TL / PPO (N.B. Only minor amendments will be accepted in accordance with the Amendment Guidance). When requesting amendments give clear deadline (i.e. start of week 5).	**Y**
WEEK FOUR (+21)	**21st April 2025**
If no amendments required, contact agent / applicant with update on progress.	**N/A**
Confirm whether delegated or committee decision (re: parish and neighbour representations)	**DEL**
WEEK FIVE (+28)	**28th April 2025**
14-day re-consultation letters to be sent on any amended plans	**RE-CONSULTATION NOT NEEDED**
Prepare draft report	**Y**
WEEK SIX (+35)	**5th May 2025**
Check 35-day Cllr call-in for Committee	**Y**
If decision based on original plans, report to be drafted and submitted for sign off	**N/A**
WEEK SEVEN (+42)	**12th May 2025**
If decision based on amended plans, report to be drafted and submitted for sign off	**Y**
Reason for EOT	**N/A**

APPLICATION NO./ADDRESS:

DC/25/0292
5 Brickyard Way, Faygate, Horsham, West Sussex, RH12 0AE

DESCRIPTION:

Erection of a single storey rear extension.

RELEVANT PLANNING HISTORY:

None relevant

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 9: Water Neutrality
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 45: Replacement Dwellings and House Extensions in the Countryside

Neighbourhood Plan:
Colgate has not been designated as a Neighbourhood Plan area.

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:

Colgate Parish Council has no comment on the proposal.

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

Character and Appearance

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that they should be accommodated appropriately within the curtilage of the existing dwelling, and should be in keeping with the scale and character of the existing dwelling. The policy also states that the cumulative impact of existing extensions will be taken into account.

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 proposal relates to the erection of a single storey rear extension at the two-storey detached dwellinghouse at 5 Brickyard Way, Kilnwood Vale, Faygate. Despite the countryside location, the application site is part of a wider housing development of Kilnwood Vale, and is surrounded by a fully built-up environment.

The proposed single storey rear extension would have a flat roof and a large roof lantern, with external walls comprising of brickwork.

The proposed extension, whilst incorporating a flat roof, would be of a scale and form that would sit comfortably within the context of the existing dwelling. The proposal would not be overly visible from wider public vantage points, and is considered to relate sympathetically to the character and appearance of the host dwelling. The proposal is therefore considered to 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 scale, siting and design of the proposal would ensure that the addition would result in no adverse harm to the amenities of neighbouring properties through overlooking, loss of light, or overbearing impact. The proposal would therefore accord 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 193 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 currently exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

Conclusion

Plans submitted to this application contain significant discrepancies and errors over the dimensions and siting of the proposed rear extension at 5 Brickyard Way, and the proposed roof tiles for a flat roof structure is also questionable. The Applicant has failed to demonstrate that the proposed rear extension would be in keeping with the scale and character of the existing dwelling and the surrounding built environment. Impacts to neighbouring amenity have also not been able to be demonstrated as a result.

The proposal is therefore not considered to comply with relevant local and national planning policies and is therefore recommended for refusal.

Recommendation: Application Permitted

Condition(s):

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/25/0292

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan	None	NONE	19.02.2025
Block plan	Block Plan	110	19.02.2025
Elevation plan	Proposed Side Elevation	103	17.04.2025
Elevation plan	View C C and View D and D	104	17.04.2025
Roof plan	Existing and Proposed Roof Plan	105	17.04.2025
Elevation plan	View B-B	106	17.04.2025
Floor plan	Existing and Proposed Ground Floor Plan	100	17.04.2025
Elevation plan	Existing Rear Elevation	101	17.04.2025
Elevation plan	Proposed Rear Elevation	102	17.04.2025

DELEGATED

Case Officer sign/initial Joshua Lee Date: 14.05.2025

Authorising Officer sign/initial Tamara Dale Date: 23.05.2025