Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0880
78 Guildford Road, Horsham, West Sussex, RH12 1LY

DESCRIPTION:
Erection of a single storey rear extension.

RELEVANT PLANNING HISTORY:

DC/25/0882	Erection of a double garage and creation of new access to the site.	Under Consideration
DC/25/0881	Erection of a second floor loft conversion with 2no. pitched roof dormers to the rear (Lawful Development Certificate - Proposed).	Under Consideration

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles

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

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:
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.

Southern Water: No objection.

Neighbourhood Council:
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 HB3 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 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. Policy HB4 continues that development is expected to demonstrate a high quality of design, which responds and integrate well with its surroundings.

78 Guildford Road is a detached dwelling within the built-up boundary area of Horsham. The dwelling benefits from a large residential curtilage, with extensive foliage, and is set back from Guildford Road. The proposed extension would be a clearly subservient addition to the host building, with the introduction of a flat roof creating a form similar to other visible rear projections in the vicinity of the site, including at the western neighbour. The external brickwork and windows would match the host building.

Overall, the proposal is 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.

The proposed extension would reflect the depth of an existing rear projection to the western side of the dwelling, with the western neighbour benefitting from an existing single-storey rear extension which, together with the separation from the site boundary, would mitigate any potential unacceptable impacts arising from the proposal.

The proposed extension would be sited on the shard eastern boundary of the site, with the projection going beyond the rear building line of this neighbour. It is though considered that although visible, the additional rear projection together with the height would be modest, with the layout and curtilage size such that the extension would not appear unduly dominant or result in any unacceptable harmful loss of light or outlook.

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, 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

While the application form suggests no such works are proposed, it is acknowledged that the siting and depth of the extension may require landscaping works to reduce / remove existing planting along the shared eastern boundary of the site. This planting is not formally protected and its siting to the rear provides some limitations as to its amenity value. It is not considered that details of landscaping, and its protection or replacement, is necessary to render the proposal acceptable in terms of either visual or neighbouring amenity.

It is noted that a planning application and lawful development certificate (for a detached garage and loft conversion respectively) are currently under consideration at the site. The possible presence of a loft conversion and detached garage at the site would not alter the above considerations.

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 all new external walls and windows of the development hereby permitted shall match in type, colour and texture those of the existing building.

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/25/0880

(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		674/16	28.05.2025
Block plan		674/13	28.05.2025
Floor plan	Existing Ground and First	674/01	28.05.2025
Roof plan	Existing	674/02	28.05.2025
Elevation plan	Existing	674/03	28.05.2025
Floor plan	Proposed Ground and First	674/04	28.05.2025
Roof plan	Proposed	674/05	28.05.2025
Elevation plan	Proposed Front and Side	674/06	28.05.2025
Elevation plan	Proposed Rear and Side	674/07	28.05.2025

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 18/07/2025

Authorising Officer sign/initial Guy Everest Date: 23.07.2025