DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1042
Holland House , Hollands Way, Warnham, West Sussex, RH12 3RH

DESCRIPTION:
Erection of a single storey rear extension, and alterations to fenestration.

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

Neighbourhood Plan: Warnham Neighbourhood Development Plan 2017-2031:
Policy W5- Design of Residential 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: Comment in respect of planting adjacent to sewers.

HDC Design and Conservation: No objection.

Parish Comments:
Comment that no vehicles to be parked on Hollands Way during constructions.

Representations:
1 representation has been received, supporting the application as all previous development and maintenance have been of a high standard, both visually and with minimal impact.

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 34 of the HDPF states that development should reinforce the special character of the District's historic environment through appropriate siting, scale, form and design, including the use of traditional materials and techniques. Development should make a positive contribution to the character and distinctiveness of the area, ensuring that development in Conservation Areas is consistent with the special character of those areas.

Policy W5 of the NP states that development will be supported where they demonstrate high quality design that is in keeping with the scale and existing character of buildings and layout in the area.

The proposed extension would be a clearly subservient addition and is considered to be of an appropriate design, form and scale, appropriate to the character and appearance of the existing dwelling. There would be no adverse impacts on the Warnham Conservation Area, the character and appearance of which would be preserved.

It is noted that alterations are also proposed to the fenestration on the north and east elevations, and these are considered to be of a design, form and proportion that would sit comfortably within the existing dwelling.

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.

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.

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

The submitted plans indicate alterations to hard and soft landscaping around the perimeter of the dwelling. These alterations would not require planning permission in their own right and no further details (through condition) are necessary in order to make the proposed development acceptable. A note to applicant is recommended in respect of Southern Water's comments and landscaping in the vicinity of sewers.

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).

NOTE TO APPLICANT
The applicant is advised that Southern Water has published 'A Guide to Tree Planting near water Mains and Sewers' (https://www.southernwater.co.uk/media/lo4ijk4u/ds-tree-planting-guide-1_nav.pdf). Any landscaping proposals adjacent to sewers, rising mains and water mains should have regard to this guidance in respect of restrictions and maintenance.

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/25/1042
(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
Supporting Docs	Application Form	NONE	25.06.2025
Elevation plan	Existing	C04	25.06.2025
Elevation plan	Existing	C03	25.06.2025
Floor plan	Existing Ground	C00	25.06.2025
Site plan	Existing	A02	25.06.2025
Location plan		A01	25.06.2025
Location plan		NONE	25.06.2025
Elevation plan	Proposed	C16	25.06.2025
Elevation plan	Proposed	C15	25.06.2025
Elevation plan	Proposed	C14	25.06.2025
Floor plan	Proposed Ground	C10	25.06.2025
Site plan	Proposed	C09	25.06.2025
Elevation plan	Existing	TP05	25.06.2025

DELEGATED

Case Officer sign/initial Marie Riggs Date: 12.08.2025

Authorising Officer sign/initial Guy Everest Date: 20.08.2025