



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/2080

Leith View, Worthing Road, Southwater, West Sussex, RH13 9HA

DESCRIPTION:

Erection of a single storey front extension (to infill existing carport) and erection of a single storey rear extension with associated alterations.

RELEVANT PLANNING HISTORY:

None

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

Policy 41 - Parking

Southwater Neighbourhood Development Plan (2019-2031):

SNP14 – Adequate Provision of Car Parking

SNP16 - Design

Horsham District Local Plan (2023-40) (Regulation 19):

Policy 17: Green Infrastructure and Biodiversity

Policy 19: Development Quality

Policy 20: Development Principles

Policy 25: Parking

Southwater Parish Design Statement 2011

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 objection - Proposed additional bedroom. Internal alterations to include an en-suite and the extension does not increase the size of the property. There is ample parking to accommodate an extra bedroom. All materials proposed are in keeping with existing property.

Representations:

1 representation has been received, neither supporting nor objecting the application for the following reasons: -

- Concerns relating to whether the proposal would be permitted development

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.

SNP14 of the SNP states that *"where a proposed development would result in the loss of a garage, the application will be refused unless the applicant can provide an alternative parking space elsewhere within the curtilage of the dwelling."*

SNP16 – Design: *"All development must be of high-quality design. In Southwater this means:*

- a. Facing buildings with locally sourced materials, or materials equivalent to those that would historically have been sourced locally wherever possible."*

Leith View is a semi-detached bungalow style dwelling in the built-up boundary of Southwater. The conversion of the existing garage would provide additional habitable space for the creation of 2 new bedrooms and en-suite. The proposed materials are to match those of the existing, with roof lights to the rear elevation.

The existing carport is also to be removed and replaced with a single storey front extension, with matching materials, on a comparable footprint to the existing. The existing lean-to to the rear elevation is also to be removed and replaced with a single storey rear extension to provide an open plan living area and kitchen. The proposed materials are to match those of the existing.

The proposal would be a clearly subservient addition and 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 rear extensions would largely match the proportions of the existing additions to the rear of the property, save for an infill between the existing structures at either end of the rear elevation. The overall height (to the eaves of the main dwelling) would be retained, and would be single-storey in height, thus ensuring that the proposal would not result in adverse amenity harm by way of overlooking and overshadowing.

The front extension (replacing the existing carport) would be sited on a comparable footprint, though would incorporate a crowned hipped roof- thus, slightly increasing the height of this projection (by some 0.6m). Though the application site is located to the south of the neighbouring dwelling, Ingleside, this modest increase in height is not considered to adverse as to result in adverse amenity harm by way of overshadowing or overbearing.

It is considered that the siting and layout of the proposed front and rear extensions, as well as the converted garage and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Impact on Parking

Policy 41 of the HDPF states that development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere, or the need for the development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

The proposal increases the original 2-bedroom bungalow to a 3-bed. It would also result in the loss of the existing integral garage and carport. The site benefits from a substantial area of hardstanding which is capable of accommodating at least 2 parked vehicles. This level of parking is considered sufficient to provide for the needs of the dwelling, and no harmful displaced parking would be expected to arise from the scheme. The Local Highway Authority has raised no objections to the proposal on highway grounds.

It is considered that the highways impact of the proposal is acceptable and would accord with the above policy. It is noted that there is scope for cycle parking provision elsewhere within the site boundaries, and no further details are considered necessary as part of this application.

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 current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

Other Matters

Neighbouring comments relating to whether the proposal would be ‘permitted development’ or not are noted. However, this application has not been submitted as a confirmation as to proposal being permitted development or not (sought under a Lawful Development Certificate), but rather a householder planning application. Therefore, the criterion under the General Permitted Development Order are not relevant to the assessment of this application- instead, an assessment has been made (as above) relating to the material planning merits of the proposal against local planning policy.

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, windows and roofs 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/25/2080

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Summary scope of works	NONE	12.12.2025

Floor plan	Existing ground	NONE	12.12.2025
Block plan	Existing and proposed	NONE	12.12.2025
Elevation plan	Existing	NONE	12.12.2025
Section plan	Proposed	NONE	12.12.2025
Roof plan	Existing and proposed	NONE	12.12.2025
Elevation plan	Existing and proposed street elevation	NONE	12.12.2025
Floor plan	Proposed ground	NONE	12.12.2025
Location plan		NONE	12.12.2025
Elevation plan	Proposed	NONE	12.12.2025

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 27.01.2026

Authorising Officer sign/initial RHERMITAGE Date: 06.02.2026