Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1437
Ivy Cottage, Brighton Road, Lower Beeding, Horsham, West Sussex, RH13 6NH

DESCRIPTION:
Erection of single storey side and rear extensions.

RELEVANT PLANNING HISTORY:

DC/23/2150	Erection of a single storey extension on the north and south elevation. Internal changes and adding a south-facing front door.	Application 22.01.2024	Permitted on
DC/15/1999	Demolition of existing outbuilding and erection of two storey rear extension and associated internal works.	Application 11.11.2015	Permitted on
CF/14/80	Garages.	Application 23.07.1980	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 26 - Strategic Policy: Countryside Protection
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
Policy 34 - Cultural and Heritage Assets
Policy 40 - Sustainable Transport
Policy 41 - Parking

Lower Beeding Neighbourhood Plan:
Policy 12: Design

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 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

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:

HDC Conservation: Objection

My view remains as before that the form of structure is reminiscent of suburban development and does not reflect or reinforce the character of the conservation area. Any extension should appear as an integral part of the whole rather than a mass attached to the side of the existing dwelling. The proposed extension will result in a conspicuous addition that imposes upon and overwhelms the traditional form, proportions and detailing of the historic cottage. The additional mass will not integrate comfortably with the cottage and will disrupt an appreciation of its architectural and historic interest. The proposed extension will harm the character of the conservation area. The level of harm will be low but harmful nonetheless. I am not aware of public benefit arising from this scheme.

Parish Comments:

None received

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

Under the NPPF (2026), Policy HE4 states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Policy HE5 requires applicants to describe the significance of any heritage assets affected by a proposal, including any contribution made by their setting. The level of detail should be proportionate to the importance of the asset and sufficient to understand the potential impact of the proposal upon its significance.

Policy HE6 requires decision-makers to give great weight to the conservation of designated heritage assets. Any harm to, or loss of, the significance of a designated heritage asset requires clear and convincing justification. Where a proposal would result in substantial harm, this should only be permitted in the exceptional circumstances identified within the Framework. Where a proposal would result in less than substantial harm, that harm should be weighed against the public benefits of the proposal, including, where appropriate, securing the heritage asset's optimum viable use.

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that extensions should not be disproportionate to the size 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.

Policy 34 of the HDPF recognises the importance of heritage assets and requires that proposals make reference to the significance of heritage assets by making a positive contribution to the character and distinctiveness of the area, ensuring that development is consistent with the special character of those areas

Policy 12 of the Lower Beeding Neighbourhood Plan states that development proposals which are in keeping with the local vernacular traditions and materials will be supported.

The application site is to the east side of the Brighton Road (A23) within the southern boundary of the Crabtree Conservation Area, and is outside of a built up area boundary. Ivy Cottage is a detached dwelling, with the surrounding area characterised by dwellings of a similar development though there is variation in form and design.

The existing dwelling is considered an attractive cottage which although previously extended when viewed from the road retains its original rural character being well proportioned. The front elevation is of perfect symmetry and especially pleasing to the eye. It is considered to make a significant contribution to the overall positive effect that the building has in relationship to its surroundings, including with the Crabtree Conservation Area.

Planning permission is sought to erect single storey extensions to the side (north elevation) and extending to the rear (east elevation). The previous extensions permitted under DC/23/2150 were considered to maintain the balance and character of the dwelling without disrupting its historic core. It was considered that a wraparound extension would not harm the street scene due to the lower ground level and existing boundary treatment.

Pre-application advice was subsequently provided to the applicant on 29.07.2026, in which it was advised that a new proposal should not be reminiscent of suburban development which does not reflect or reinforce the character of the conservation area, and it was advised to not propose additional mass resulting in a perceptible increase in scale of build which might be considered to overwhelm the neat proportions of the dwelling, but should neatly integrate into the existing dwelling and to avoid a less sympathetic design to that which is currently permitted, as would be considered to be in conflict with and cause a loss of character to the conservation area.

From the plans submitted at pre-application it was advised either to consider opting for the currently approved extension or revise the scale of the extension downwards to lean more sympathetically into the existing character of the dwelling or conservation area.

However, the plans submitted under this new application for single storey extensions to the side (north elevation) and extending to the rear (east elevation) remain much the same as the plans provided for pre-application advice. The view remains as before that the form of the proposed structure is reminiscent of suburban development and does not reflect or reinforce the character of the conservation area, rather than have an appearance as an integral part of the whole rather than a mass attached to the side of the existing dwelling. The proposed extension is considered will result in a conspicuous addition that imposes upon and overwhelms the traditional form, proportions and detailing of the historic cottage. The additional mass is considered will not integrate comfortably with the cottage and will disrupt an appreciation of its architectural and historic interest, and would have a harmful impact on the character of the conservation area, with no public benefit arising from this scheme.

The proposal would be not be a clearly subservient addition and is considered to be of a design, form and scale which is not appropriate to the character and appearance of the existing dwelling, and which would harm the character and appearance of the wider conservation area. It is therefore considered that the visual impact of the proposal is not acceptable and would not 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. It is noted that no neighbouring representations of concern were received.

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 Refused

Reasons:

1. The proposed extension would result in a conspicuous addition that imposes upon and overwhelms the traditional form, proportions and detailing of the historic cottage. The additional mass is considered will not integrate comfortably with the cottage and will disrupt an appreciation of its architectural and historic interest, and would have a harmful impact on the character of the conservation area, with no public benefit arising from this scheme, contrary to Policies 28, 32, 33 and 34 of the Horsham District Planning Framework (2015) and Policies HE4 and HE6 of the National Planning Policy Framework (2026).

Plans list for: DC/26/1437

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		6234	24.08.2026
Elevation plan	Existing	ARC/ 241/ 26/ 02	24.08.2026
Floor plan	Existing and roof plan	ARC/ 241/ 26/ 01	24.08.2026
Location & Site plan	Proposed	ARC/ 0241/26/09	24.08.2026
Location & Site plan	Existing	ARC/ 241/ 26/ 04	24.08.2026
Section plan	Existing	ARC/ 241/ 26/ 03	24.08.2026
Floor plan	Proposed ground and first	ARC/ 241/ 26/ 05	24.08.2026
Elevation plan	Proposed	ARC/ 241/ 26/ 07	24.08.2026
Roof plan	Proposed	ARC/ 241/ 26/ 06	24.08.2026
Section plan	Proposed	ARC/ 241/ 26/ 08	24.08.2026

DELEGATED

Case Officer sign/initial	Steve Astles	Date:	28.10.2026
Authorising Officer sign/initial	RHERMITAGE	Date:	30.10.2026