Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0659
57 Worthing Road, Horsham, West Sussex, RH12 1TD

DESCRIPTION:
Demolition of existing conservatory and erection of a part two storey, part single storey rear extension.

RELEVANT PLANNING HISTORY:
No relevant planning history

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 Plan (HBBNO) 2019 – 2036:
HB3 – Character of development
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:
This application is for the demolition of the conservatory located at the rear of the property, with the erection of a part two storey, part single storey rear extension. The property is a sizeable detached dwelling, situated within the built-up area boundary.

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 and HB4 of the Horsham Blueprint Business Neighbourhood Plan covers the design and character of development within Horsham which is supported by the neighbourhood councils of Forest, Denne and Trafalgar. It advocates for high-quality design and construction that integrates with its surroundings whilst minimising impact on natural environments. It should reflect the character and architectural forms of the area in order to protect against inappropriate design.

The proposed single-storey extension would project approximately 4 metres from the rear elevation, with an approximate height of 3.5 metres - similar to that of the existing conservatory. This element of the scheme would be a clearly subservient addition and of a design, form and scale which is appropriate to the character and appearance of the existing dwelling and wider surrounds.

The proposed two-storey extension would extend approximately 5 metres from the rear elevation, to broadly align with the building line of the neighbouring property at 55 Worthing Road. The extension would reflect elements of the host building and while a substantial addition, it is not considered disproportionate and the resulting building would reflect the scale of surrounding development. It is considered that the two-storey extension would be of a scale and form which would not appear intrusive or unduly dominant in views from surrounding properties and land.

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 single-storey rear extension would be largely screened by an existing rear projection to the southern neighbour, with the resulting relationship such that no unacceptable harm would result.

The two-storey extension would be set away from the shared northern boundary with a detached side garage present between the main dwellings. It is considered that the resulting separation would be sufficient to ensure sufficient natural light and outlook remains to key window openings and the rear amenity space of this northern neighbour.

The proposal includes the addition of two new windows on the northern elevation. The first would be installed on the existing dwelling, positioned approximately 3.6 metres above ground level, while the second would be on the proposed two-storey extension, at a height of approximately 2.8 metres. Due to the siting of the extension and its relationship with the neighbouring property a condition is recommended requiring both windows to be fitted with obscure glazing. The new rear facing openings would not create any views which would be unusual or unexpected in this location, and no harmful loss of privacy would be created.

The amenity impacts of the proposal are therefore considered acceptable and 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 currently 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 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 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the windows on the first floor of the northern elevation, as shown on drawing nos. PL/642/03 and PL/642/04 have been fitted with obscured glazing. No part of those windows that are less than 1.7 metres above the floor of the room in which it is installed shall be capable

of being opened. Once installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

Reason: To protect the privacy of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **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/25/0659

(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
Block plan	Block Plan	PL/642/05	22.04.2025
Elevation plan	Proposed Elevations	PL/642/03	22.04.2025
Floor plan	Proposed Floor Plans	PL/642/04	22.04.2025
Location plan	Location Plan	PL/642/06	22.04.2025

DELEGATED

Case Officer sign/initial Sam Nye Date: 11/06/2025

Authorising Officer sign/initial Guy Everest Date: 17.06.2025