



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0510

The Cottage , Church Street, Rudgwick, West Sussex, RH12 3EH

DESCRIPTION:

Erection of a two storey rear extension, with new catslide roof. Renovation works to house to include alterations to internal layout and internal walls. External hard landscaping to include a widened front driveway, new parking space and proposed rear patio. (Householder Application).

RELEVANT PLANNING HISTORY:

DC/26/0511	Erection of a two storey rear extension, with new catslide roof. Renovation works to house to include alterations to internal layout and internal walls. External hard landscaping to include a widened front driveway, new parking space and proposed rear patio. (Listed Building Consent).	Under Consideration
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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 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets

Rudgwick Neighbourhood Development Plan 2031:

RNP7 – Architectural Style

Rudgwick Parish Design Statement 2009

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

Policy 19: Development Quality

Policy 20: Development Principles

Policy 21: Heritage Assets and Managing Change within the Historic Environment

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:

Conservation Officer: No objection, conditions recommended.

Southern Water: Comment that a formal application for a connection to the public sewer is required to be made by the applicant or developer, and that no new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main.

Archaeology: No objection. The application is within an Archaeological Notification Area DWS8730-Rudgewick Conservation Area, but the proposals do not involve extensive deep below ground disturbance and are partly within an area that will have been previously disturbed.

Parish Comments:

Rudgewick Parish Council: No objection subject to the suggestion for the roof lights glazing should consider using obscure glazing in order to prevent overlooking of neighbouring buildings, depending upon their height above the floor, and the HDC Conservation Officer confirming satisfaction with all the details of the proposal.

Representations:

1 representation has been received commenting in relation to flood risk from changes to the front garden. The new hard surfaces greatly increase the surface area of impermeable or semi-impermeable materials. Secondly, changes to the front door, and its increased use, may be relevant. This house was flooded and had to be evacuated for some months not many years ago, after flash flooding from the public road in an intensive storm. The danger of this occurring again is not referenced in the planning documents.

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 obtained during site visit. 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 seeks to ensure that proposals preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials. Moreover, proposed development make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas.

Policy RNP7 of the Rudgewick Neighbourhood Development Plan states that new development proposals should be designed with reference to the surrounding architecture, paying particular attention to features of the local vernacular and locally characteristic details.

The proposal would involve the erection of a two-storey rear extension with new catslide roof. The rear of the building has already been altered and this has obscured much of the original timber framing, which is now only visible on the south-western corner. The siting is therefore considered, with the scale and form a typical feature of dwellings of this age. The extension would not harm the special interest of the listed building, or the visual amenities of the wider surrounding area.

The proposal also includes the installation of solar panels to the garage roof, the provision of an EV charging point and the addition of an air source heat pump to the rear of the garage. These represent modest and reversible alterations, which by reasons of their siting and modest scale would not harm the special interest of the listed building, or the visual amenities of the wider surrounding area.

The landscaping works to the front curtilage include a widened front driveway and a new parking / turning space parallel with the front boundary of the site. There are examples of similar arrangements elsewhere within the street scene, and in this context the front alterations would not harm the character or appearance of the street scene. The proposed layout would not harm the special interest of the listed building.

The proposal in its entirety 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.

It is considered that the siting and layout of the proposed extension and the resulting relationship with adjacent properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

The submitted plans confirm that the rooflights would be at a height where no intrusive views over neighbouring properties and land would be created.

The external air source heat pump would be sited to the rear of the garage and alongside a flank wall of an outbuilding to the northern neighbour. It is considered that this siting and the related boundary screening would reduce the potential for harmful impacts from the unit.

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

Other Considerations

The agent has confirmed that the front landscaping works, and the gravel and grass reinforcement mesh, would be fully permeable. The proposal would not therefore be expected to alter existing surface water flows at the site, and no localised increased flood risk would be expected for occupants of the site or adjoining properties and land.

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).

- 4 **Regulatory Condition:** The new roof junctions at ridge, hips, valleys, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges, valley tiles and hogs back or half round ridge tiles.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 5 **Regulatory Condition:** The new windows fitted in the extension hereby permitted shall have timber casements flush fitted with their frames.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 6 **Regulatory Condition:** The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

Biodiversity Net Gain Condition

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

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/26/0510

(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 & Site plan	EXISTING	844/100	25.03.2026
Layout plan	EXISTING	844/101	25.03.2026
Floor plan	EXISTING GF	844/110	25.03.2026
Floor plan	EXISTING FF	844/111	25.03.2026
Roof plan	EXISTING	844/112	25.03.2026
Elevation plan	EXISTING NORTH AND SOUTH	844/120	25.03.2026
Elevation plan	EXISTING EAST AND WEST	844/121	25.03.2026
Section plan	EXISTING	844/130	25.03.2026
Location & Site plan	PROPOSED	844/300	25.03.2026
Layout plan	PROPOSED	844/301	25.03.2026
Plans	PROPOSED DRAINAGE PLAN	844/302	25.03.2026
Floor plan	PROPOSED GF	844/310	25.03.2026
Floor plan	PROPOSED FF	844/311	25.03.2026
Roof plan	PROPOSED	844/312	25.03.2026
Elevation plan	PROPOSED NORTH AND SOUTH	844/320	25.03.2026
Elevation plan	PROPOSED EAST AND WEST	844/321	25.03.2026
Section plan	PROPOSED	844/330	25.03.2026
Design & Access Statement	PART 1	NONE	25.03.2026
Design & Access Statement	PART 2	NONE	25.03.2026
Supporting Statement	HERITAGE STATEMENT	NONE	25.03.2026
Layout plan	Proposed Site Layout Views (Ground Floor Level): 844 /303	844 /303	10.04.2026
Layout plan	Proposed Site Layout Views (First Floor Level): 844 /304	844 /304	10.04.2026

