Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0937
Netherledys, Blackbridge Lane, Horsham, West Sussex, RH12 1SD

DESCRIPTION:
Erection of a single storey side extension. (Householder Application).

RELEVANT PLANNING HISTORY:

DC/25/0938	Erection of a single storey side extension. (Listed Building Consent).	Pending Consideration

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets

Horsham Blueprint Business Neighbourhood Plan:
Policy HB3 - Character of Development
Policy HB4 - Design of Development

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: No Objection to the revised plans dated 04.08.2025

HDC Arboriculture: No Objection, Advice

Historic England: Objection (summary)
Historic England has concerns regarding the applications on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the applications to meet the requirements of paragraphs 208 and 210a of the NPPF.

Southern Water: No Objection, advisory

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:
Horsham Denne Neighbourhood Council: 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:

Character, Appearance and Heritage

Policy 34 of the Horsham District Planning Framework (HDPF) (2015) seeks to sustain and enhance the historic environment through the positive management of development affecting heritage assets. Policy 32 and 33 of the HDPF seeks 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.

Netherledys is a semi-detached two-storey L-shaped Grade II* listed dwelling comprising timber frame and plaster infilling, the ground floor partly rebuilt in brick. below a tiled roof. Netherledys (The Needles) dates from late fifteenth or early sixteenth century and is a Wealden type house. The original building has been divided into two semi-detached dwellings and altered in the twentieth century but remains recognisable as an ancient building of quality.

Planning permission is sought for erection of a single storey side extension. The applicable northern elevation section of wall to be removed (where it is proposed to form a new opening in between an existing frame panel) comprises of later brickwork and faux (timber affect) concrete.

The application site includes trees protected under TPO/0087. The proposal is to provide a screw-pile type substructure, with a lightweight timber-frame superstructure over, which will limit impact on the surrounding trees.

HDC Conservation have been consulted and subsequently the applicant has been advised to resubmit revised plans considered acceptable, although considered there is little opportunity to extend the

dwelling without impacting its historic form. The location of the proposed extension is considered potentially the least impactful as this elevation has been partially rebuilt in the recent past. The ground floor wall is modern blockwork and HDC Conservation are satisfied the creation of the proposed access and link extension will not cause material harm. The proposed form of the principal extension is overtly modern but takes cues from the traditional built form of the historic building. It is considered the extension will be a conspicuous addition, however it is considered will not harm the special interest of the listed building with conditions recommended below.

The proposal would be a clearly subservient addition and is considered to be of a design, form and scale which is acceptable 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 to the north elevation 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 during the application process.

Arboriculture

The application site includes trees protected under TPO/0087 served on 06/04/1964. HDC Arboriculture has been consulted. The submitted documents and tree plan identify six trees within and adjacent to the property near the area of the proposed development, including Yew, Pine, and a Leylandii Conifer. However, as the TPO is an Area Order, only trees that were present within the designated area on the date the TPO was made (06/04/1964) are protected. The Leylandii Conifer is of an age that indicates it would not have been present at that time and therefore is not covered by the TPO.

It is considered that the revised proposals will not result in any significant or unacceptable impact upon retained trees of high merit and landscape value, or those of an age to be coved by the TPO at the property; provided that appropriate tree protection measures are implemented and maintained for the duration of the development.

To ensure the retained trees are adequately safeguarded during the build process a pre-commencement condition is recommended requiring the submission and approval of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP). These documents should detail the protective fencing, ground protection, and working methods to be employed in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations.

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.

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 works hereby permitted shall begin before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3 **Pre-Commencement Condition**: Before any work begins on site, the person(s) responsible for supervising the works must meet the conservation officer of the Local Planning Authority, on site or as otherwise agreed, to confirm that all the conditions attached to the listed building consent are understood and can be fully complied with.

Reason: As this matter is fundamental 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).

4 **Pre-Commencement Condition**: No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:
a) Drawings to a scale not smaller than 1:5 fully describing:

Roof details including sections through:
- roof ridge
- eaves
- verges
- flat roof perimeters
- junction of link extension with principal building
- junction of flat roof portion with pitched roof

b) Samples or specifications of external materials and surface finishes.

Reason: As this matter is fundamental 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 **Pre-Commencement Condition**: No development or other operations shall commence on site until a detailed Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP), consistent with BS 5837:2012, have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be strictly adhered to for the duration of all works on site.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

6 **Regulatory Condition**: The materials used in the development hereby permitted shall strictly accord with those indicated on the approved plans.

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/25/0937

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Floor plan	Existing and Roof	001	06.06.2025
Floor plan	Proposed and Roof	002 Revised	04.08.2025
Elevation plan	Existing	003	06.06.2025
Elevation plan	Proposed	004 Revised	04.08.2025
Location & Block plan		Revised	04.08.2025
Supporting Statement	Design, Access and Heritage		06.06.2025
Site plan	Trees - existing		13.08.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 01.09.2025

Authorising Officer sign/initial RHERMITAGE Date: 05.09.2025