



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0662

6 Waterfield Close, Horsham, West Sussex, RH13 5RR

DESCRIPTION:

Demolition of existing single storey garage, single storey rear extension and conservatory and erection of single storey attached garage, two storey side extension and single storey rear extension.

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 41 - Parking

Horsham Blueprint Business Neighbourhood Plan (HBBNP) 2019 – 2036:

Policy HB3: Character of Development

Policy HB4: Design of Development

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

Policy 19: Development Quality

Policy 20: Development Principles

Policy 25: Parking

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:

Southern Water: Comment. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

Neighbourhood Council Comments:

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:

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.

Policy HB3 of the Horsham Blueprint Business Neighbourhood Plan states that, "development is expected to preserve and enhance the Character Area in which it is located. The design of new development should take account of the local context and reflect the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area. Innovation in design will be supported, however, where this demonstrably enhances the quality of the built form in a character area". Policy HB4 of the Horsham Blueprint Business Neighbourhood Plan further states that, "development is expected to demonstrate a high quality of design, which responds and integrates well with its surroundings".

It is considered that the extensions in their entirety would appear as coherent and sympathetic additions with sufficient openness retained around the extended building and site boundaries to prevent a cramped or overbearing appearance. The two-storey side extension would sufficiently incorporate into the form and detailing of the host building, with the single-storey rear extension, despite the proposed depth, of a clearly subservient scale and of a flat roof form which would not be unexpected in this location.

Overall, it is considered that the proposed development would not create a building which would appear unsightly or discordant in relation to the surroundings. The proposals are 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 side extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

The rear extension would introduce additional bulk and mass (in comparison to the existing conservatory) along the shared side boundary and this would be visible from the neighbouring property and rear garden. The proposed roof form is thought of a modest height and together with the existing boundary treatment would not be expected to result in any unacceptable loss of light or outlook to the neighbouring property and related garden. It is noted that a comparable staggered rear building line

exists elsewhere along Waterfield Close without causing apparent harm, and that no representations were received as part of the application process.

The new first floor side facing window is indicated as being obscurely glazed and this would prevent any intrusive views over the southern neighbour. A condition is recommended to ensure the installation and retention of obscure glazing.

The amenity impacts of the proposal are 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 current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

Other Considerations

The comments of Southern Water are noted, and the Building Regulations would ensure appropriate separation / construction in respect of sewage infrastructure.

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 to be used in the development hereby permitted shall strictly accord with those indicated on the approved plans (drawing no. REV B) received 18.05.2026.

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).

- 4 **Regulatory Condition:** The first-floor window to the southern side elevation shall be fitted with obscured glazing. The window shall be fixed shut / non-openable. Once installed the obscured glazing shall be retained permanently and the window fixed shut / non-openable thereafter.

Reason: To protect the privacy of adjacent occupiers 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/26/0662

(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 plan		1512	15.04.2026
Design & Access Statement		NONE	15.04.2026
Floor plan	Existing	NONE REV A	15.04.2026
Floor plan	Proposed	NONE REV A	15.04.2026
Elevation plan	Proposed	NONE REV B	18.05.2026
Site plan	Existing	NONE REV A	15.04.2026
Site plan	Proposed	NONE REV A	15.04.2026
Elevation plan	Existing	NONE REV A	15.04.2026

DELEGATED

Case Officer sign/initial Marie Riggs Date: 01.06.2026

Authorising Officer sign/initial Guy Everest Date: 10.06.2026