



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0481
7 Rowan Way, Horsham, West Sussex, RH12 4NS

DESCRIPTION:

Erection of a single storey side and rear extension, and conversion of garage into habitable living space.

RELEVANT PLANNING HISTORY:

HR/248/85	Porch. (From old Planning History)	Application Permitted on 07.01.1986
HR/1/81	Extension to provide bedroom with bathroom, landing and storage space (From old Planning History)	Application Permitted on 25.03.1981
HR/312/73	Extension. Comment: And b. regs. (From old Planning History)	Application Permitted on 14.12.1973

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

Neighbourhood Plan:

North Horsham Parish Council voluntarily withdrew their parish from the Neighbourhood Development Plan process on 30 July 2018.

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:

Southern Water: No objection / Advisory

Parish Comments:

North Horsham Parish 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:

The application has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties and available images and photographs. 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.

7 Rowan Way is a two-storey detached brick built dwelling, featuring brown timber cladding to the front elevation above ground floor level, concrete tiled pitched roofing, and white upvc windows. The site is located on the north side of Rowan Way within the Horsham built-up area boundary. The front curtilage and driveway provide parking at the front of the dwelling for 2/3 vehicles. The dwelling has a flat roofed garage at the side (east) elevation which also extends to the rear. The street scene is characterised by detached and semi-detached two storey dwellings with evidence of extensions and alterations to dwellings in the area.

Planning permission is sought for the erection of a single-storey side and rear extension to provide extended living/dining/kitchen space to the rear and utility room to the west side/rear. The garage to be converted into habitable living space consisting of study/bedroom and wetroom. As with the garage, the rear and side extension would be flat roofed, the garage roof raised slightly. Brickwork to match existing, and with timber cladding sections to match existing. The garage door to be replaced with brickwork to match existing and white upvc window to match. No side openings. Fenestration to the rear to be white upvc to match. Two roof lanterns to the rear extension.

Whilst the proposal would introduce a large expanse of flat roof to the dwelling, it is recognised that this is an established feature within the locality, where the proposal would not be particularly visible from the wider street scene. The proposal would be a clearly subservient addition and although further flat roofing is added to the rear and rear side overall the proposal 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 and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

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 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).

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/26/0481

(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
Floor plan	Existing Ground Floor Plan & Roof Plan	WPD0726/A/10 REVISION B	18.03.2026
Elevation plan	Existing Elevations	WPD0726/A/11 REVISION B	18.03.2026
Floor plan	Proposed Ground Floor Plan & Roof Plan	WPD0726/A/12 REVISION D	18.03.2026
Elevation plan	Proposed Elevations	WPD0726/A/13 REVISION B	18.03.2026
Location & Block plan	Site/Block Plan & Location Plan	WPD0726/A/01 REVISION B	18.03.2026
Section plan	Sections A-A & B-B & C-C	WPD0726/A/14 REVISION B	18.03.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 05.05.2026

Authorising Officer sign/initial Tamara Dale Date: 13.05.2026