DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0762
54 Corsletts Avenue, Broadbridge Heath, West Sussex, RH12 3NZ

DESCRIPTION:
Erection of a two storey front 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

Neighbourhood Plan:
Broadbridge Heath has not been designated as a Neighbourhood Plan area.

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.

Parish Comments:
No objection

Representations:
1 representation has been received, objecting to the application for the following reasons: -

- Misrepresentation in the block plan
- Create an overbearing and dominant structure
- Substantial loss of natural light to the neighbour's garden and ground floor rear window
- Increased overshadowing of the neighbour's garden reducing enjoyment
- The proposed extension would create a visually unbalanced and bulky appearance due to being more than half the width of the existing building
- The two storey front extension would be out of character with the surrounding area
- The roof pitch raises concerns regarding water ingress and damage

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 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.

The application seeks planning permission for the erection of a two storey front extension and single storey rear extension. The proposed front extension, despite its two storey height, would be subservient to the main dwelling and through the incorporation of similar elements, such as a pitched roof, matching materials and similar windows proportions, would be well integrated with the host building. It is noted that 42 Corsletts Avenue has similar two storey front extension permitted under reference BB/12/03 and 56 Corsletts Avenue permitted under reference BB/29/00 (and these have subsequently been built). For the reasons set out above it is considered that the proposed two storey front extension is of a design, form and scale which would be appropriate to the character and appearance of the existing dwelling and which would not harm the character or appearance of the wider area.

The proposed single storey side extension in design terms the proposal is considered to be of modest scale and proportions. The proposed extension and related alterations would reflect the form, scale and detailing of the existing building, and would appear a coherent and sympathetic addition. The extension would not be particularly visible from a public vantage point, and it is considered the proposed works would not have a detrimental impact on the host property or the wider surrounds.

The proposals would be clearly subservient additions and 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(2) 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 neighbouring letter of representation objecting to the proposal is noted. The application site is an end of terrace dwelling sited on the western side of Corsletts Avenue, with the neighbouring dwelling (no. 52) set forward of the terrace of dwelling. As noted by the objector, the proposed extension would impact on the 45-degree line from the nearest window serving the neighbour. However, this window serves a conservatory which is glazed on all sides- therefore the extension would not have such an overbearing impact by way of overshadowing. Comments relating to the conservatory being a non-habitable space are also noted- if the conservatory were not in situ, the existing layout of the dwellings would already result in a breach of the 45-degree line owing to the neighbour being set forward of the application site. Given the proposed extension would be single-storey in height, with a pitched roof sloping down towards the rear of the site, this would not unduly create any additional loss of light so substantial by comparison to the existing arrangement that would result in a reason to refuse the application.

The proposed two-storey front extension would extend to the neighbouring building with no. 52, therefore having no impact by way of overlooking, overshadowing, or overbearing. Matters relating to the maintenance of the wall between the properties are not material to the consideration of this application, and as a civil matter, would need to be resolved between the interested parties.

With the above in mind, the proposed extension are not considered to result in adverse amenity harm, and is therefore considered to accord with the provisions of Policy 33(2) as set out above.

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/25/0762

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Existing	002	08.05.2025
Floor plan	Proposed	003	08.05.2025
Floor plan	Proposed first	004	08.05.2025
Location plan		005	08.05.2025
Elevation plan	Proposed	005	08.05.2025
Block plan	Existing and proposed	007	08.05.2025
Floor plan	Existing	001	08.05.2025

DELEGATED

Case Officer sign/initial Marie Riggs Date: 01.07.2025

Authorising Officer sign/initial RHERMITAGE Date: 15.07.2025