Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1505
5 Patchings, Horsham, West Sussex, RH13 5HJ

DESCRIPTION:
Demolition of existing conservatory and erection of a part two storey, part single storey rear extension and alterations to fenestration.

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
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

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:
None

Parish 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, Character of Development, 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, Design of Development, of the Horsham Blueprint Business Neighbourhood Plan states that – “Development is expected to demonstrate a high quality of design, which responds and integrates well with its surroundings”.

The application seeks planning permission for the demolition of existing conservatory and erection of a part two storey, part single storey rear extension and alterations to fenestration.

The local area is characterised by large properties occupying reasonably sized plots. Many of the properties along Patchings have been extended with numerous examples of front, side and rear extensions over both ground and first floors. It is considered that the proposed part two storey and part single storey rear extension would reflect the form, scale and detailing of the existing building, and through the use of matching materials and the existing mature boundary screening, would appear as a coherent and sympathetic addition.

The proposed extensions would not be particularly visible from a public vantage point, and it is considered that given the mixture of building forms and designs making up the dwelling within the vicinity, the proposed works would not have a detrimental impact on the host property or the character or appearance of the wider area.

It is noted that alterations are also proposed to the fenestration on the north elevation, and these are considered to be of a design, form and proportion that would sit comfortably within the existing dwelling and would not result in any adverse visual impact.

The proposals in their entirety 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 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, and that while the extended property would be partially visible from the rear of the southern neighbour the remaining separation is considered such that this property would continue to benefit from an acceptable standard of amenity.

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/26/1505
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Block plan		01B	18.09.2026
Location plan		01L	18.09.2026
Floor plan	Existing Ground	02	18.09.2026
Floor plan	Existing First	03	18.09.2026
Elevation plan	Existing	04	18.09.2026
Floor plan	Proposed Ground	05 REV C	18.09.2026
Floor plan	Proposed First	06 REV A	18.09.2026

Elevation plan	Proposed Front and Rear	07 REV A	18.09.2026
Elevation plan	Proposed Side	08 REV B	18.09.2026
Roof plan	Existing and Proposed	09	18.09.2026

DELEGATED

Case Officer sign/initial Marie Riggs Date: 03.11.2026

Authorising Officer sign/initial RHERMITAGE Date: 09.11.2026