Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1143
Mare Hill House, West Mare Lane, Pulborough, West Sussex, RH20 2EA

DESCRIPTION:
Erection of a single storey side garage extension, a rear roof and front extension including raising of roof level above the kitchen.

RELEVANT PLANNING HISTORY:

DC/18/0868	Erection of a side extension to existing garage and replacement of 2x first floor windows on south elevation with Juliet balconies	Application Permitted on 29.06.2018
DC/24/0784	Erection of a single storey side garage extension and a rear roof extension including raising of roof level above the existing stairwell.	Application Permitted on 18.07.2024

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 40 - Sustainable Transport
Policy 41 - Parking

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

Pulborough Neighbourhood Parish:
The Pulborough Neighbourhood Plan has passed referendum and is due to be Made on 8 October 2025. The following policies are relevant to the current proposal: -

Policy 15: Design
Policy 16: Water Neutrality

Pulborough Parish Design Statement

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.

Archaeology: No Objection.

WSCC Highways: No Objection.

Southern Water: No Objection, advisory

Great Crested Newts: 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:
Members voted to SUPPORT the application.

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

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that extensions should not be disproportionate to the size of the existing dwelling, and should be in keeping with the scale and character of the existing dwelling. The policy also states that the cumulative impact of existing extensions will be taken into account.

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 34 of the HDPF relates to heritage assets, stating that development should reinforce the special character of the district's historic environment through appropriate siting, scale, form, and design, and should make a positive contribution to the character and distinctiveness of the area. In addition, development should preserve and ensure clear legibility of locally distinctive vernacular building forms and their setting, features, fabric and materials, and should seek to secure the viable and sustainable use of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset.

Policy 15 of the advice note for Pulborough holds significant weight, subject to water neutrality being demonstrated. It states that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape, as detailed in the Pulborough Design Statement and Nutbourne Design Statement. In particular, the effects of any proposed development in a Conservation Area or affects its setting should respect the particular special characteristics of that area.

Mare Hill House is a 1930s house, portraying classical influences and a loose following of the modern style, in vogue at the time. The house is considered to be a non-designated heritage asset. Within close proximity to the site are a number of Grade II Listed Buildings, Middle Mare Cottage, Kings and West Mare.

Planning permission is sought for the erection of a single storey side garage extension to the side of Mare Hill House. In addition, a rear roof and front extension including raising of roof level above the kitchen/family room with a master bedroom ensuite above. The proposal is an amendment to the previously approved planning application DC/24/0784 by extending the footprint to provide a larger environment for the family room as the central hub of the home with the first floor master bedroom amended to become deeper. It is set out that an area of flat roof above the kitchen has been leaking and the proposed roof extension addresses this issue by adding a new volume above the existing kitchen, whilst also providing additional accommodation. The proposal is to raise and upgrade the roof above the central stair and install a new oculus to introduce more natural light.

A separate garage extension is proposed to the side of the property, as previously approved in planning application DC/18/0868, to provide additional storage and separate ancillary space benefiting from separate access.

The proposed extension and central roof alterations create an amended higher second storey to the building that would represent further change to the form and proportions of the building. It is though considered that the proposed scale, form and design would be sympathetic to the existing character of the building and would maintain a coherent and well-balanced appearance. The side garage would reflect the form of the existing building and would remain a clearly subservient addition. The proposed materials are considered acceptable to the existing building, the nature of the proposed extensions and the wider surrounds.

It is therefore considered that the proposal would respect and reinforce the interest of the historic house, which is a non-designated heritage asset, and would not harm the character or appearance of

the wider area or nearby listed buildings. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Archaeology

The site is located just outside of the Large Roman Settlement Area, Pulborough (Archaeological notification Area DWS8563) and the proposals do not involve extensive areas of new ground disturbance, with no archaeological concerns in this case.

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.

Mare Hill House is set within extensive grounds an appreciable distance from neighbouring properties. It is considered that the siting and layout of the proposed extensions 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 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 Matters

The application site sits within a red impact zone for great crested newts (GCN) as per the modelled district licence map, which indicates that there is highly suitable habitat for GCN within the area surrounding the application site. However, it is considered there is a low risk that GCN may be present at the application site, with a note to applicant recommended to minimise any potential for harm.

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 application form and approved plans.

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)

NOTE TO APPLICANT
The applicant is advised that Great Crested Newts (GCN) and their resting places are protected at all times by The Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Planning permission for development does not provide a defence against prosecution under this legislation or substitute the need to obtain a protected species licence if an offence is likely. If a GCN is discovered during site preparation, enabling or construction phases, then all works must stop until the advice of a professional/suitably qualified ecologist and Natural England is obtained, including the need for a licence.

The following recommendations are provided to further reduce the likelihood of impacts on this species:

- Any trenches left overnight should be covered or provided with ramps to pre-vent GCN from becoming trapped.
- Any building materials such as bricks, stone etc. should be stored on pallets to discourage GCN from using them as shelter.
- Any demolition materials should be stored in skips or similar containers rather than in piles on ground.

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/25/1143
(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
Elevation plan	Existing	C06	09.07.2025
Elevation plan	Existing	C07	09.07.2025
Section plan	Existing	C08	09.07.2025
Design & Access Statement		NONE	09.07.2025
Site plan	Proposed	C10	09.07.2025
Floor plan	Proposed Ground	C11	09.07.2025
Floor plan	Proposed First	C12	09.07.2025
Roof plan	Proposed	C13	09.07.2025
Elevation plan	Proposed	C14	09.07.2025
Elevation plan	Proposed	C15	09.07.2025
Section plan	Proposed	C17	09.07.2025
Location plan		C01	30.07.2025

Site plan	Existing	C02	09.07.2025
Floor plan	Existing Ground	C03	09.07.2025
Floor plan	Existing First	C04	09.07.2025
Roof plan	Existing	C05	09.07.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 11.09.2025

Authorising Officer sign/initial ..... Date: .....