DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1856
Little Paddock, Hurston Lane, Storrington, West Sussex, RH20 4HH

DESCRIPTION:
Erection of a single storey rear extension, first floor extension and internal alterations.

RELEVANT PLANNING HISTORY:

DC/22/1784	Erection of 3No. residential dwellings with detached garages on land adjacent to Little Paddock. Creation of vehicular access provided via the existing access onto Hurston Lane.	Application Permitted on 28.07.2023

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 41 - Parking

Storrington Sullington and Washington Neighbourhood Plan 2018-2031 (SSWNP)
Policy 14- Design

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Quality
Policy 20: Development Principles
Policy 25: Parking
Policy 46: Ancillary Accommodation

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

Parish Comments:
Storrington & Sullington Parish Council: 'Neutral'

Representations:
One representation received objecting to the application for reason of:
- Overdevelopment

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 14, Design, of the SSWNP 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.

The application site 'Little Paddock' is a spacious site accessed via a privately maintained lane / cul-de-sac around 110m west off Hurston Lane. The application site is located within the defined built-up area of Storrington.

Planning permission is sought to erect a single storey and first floor extension to the northwest elevation to create a third bedroom and en-suite shower room to the first floor and extended and rearranged living space to the ground floor. The proposed first floor extension is set back from the front elevation and is to have roof ridge set below the main roof ridge. Eaves and pitched roofing are to match existing. Facing brick materials with first floor weatherboard cladding. Roof tiles to match existing. Fenestration to match existing apart from ground floor rear bi-fold glazed doors proposed. No new northwest elevation openings proposed.

It is noted that an objection has been received in respect of overdevelopment of the site and resulting size of the dwelling. The proposal would add bulk and mass to the existing dwelling however the resultant dwelling would fit comfortably within the spacious plot and is 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.

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

It is noted that new residential development is taking place to the north of the site. The presence of this neighbouring development and that proposed by this current application does not raise any concerns beyond those identified throughout this report, with the resulting relationship considered acceptable in all respects.

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 and application form.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Biodiversity Net Gain Condition
Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

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/25/1856
(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	Proposed Elevations	PL 108	13.11.2025
Roof plan	Proposed Roof Plan	PL 107	13.11.2025
Floor plan	Existing Ground Floor Plan Existing First Floor Plan	PL 103	13.11.2025
Roof plan	Existing Roof Plan	PL 104	13.11.2025
Location & Block plan	Location Plan	PL 100 A	13.01.2026
Elevation plan	Existing Elevations	PL 105	13.11.2025
Block plan	Existing Site Plan	PL 101 A	13.01.2026
Block plan	Proposed Block Plan	PL 102 A	13.01.2026
Floor plan	Proposed Ground Floor Plan Proposed First Floor Plan	PL 106	13.11.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 13.01.2026

Authorising Officer sign/initial Guy Everest Date: 14.01.2026