



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1991

Brambledene, Hampers Lane, Storrington, West Sussex, RH20 3HZ

DESCRIPTION:

Erection of a single storey side extension, single storey rear extension, and a single storey link between the garage and the house.

RELEVANT PLANNING HISTORY:

DC/07/0506

Single storey extensions

Application Permitted on
26.04.2007

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

Heath Common Design Statement (2018)

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:

HDC Arboriculture: No Arboricultural concerns

Southern Water: No Objection

Parish Comments:

Washington Parish Council has reviewed these proposals, taking into consideration the Heath Common Design Statement, and RESOLVED to make NO OBJECTION, subject to a restriction for the garage not to be used for residential purposes

Representations:

One neighbouring representation has been received, objecting to the application for the following summarized reasons: -

- Impact on privacy and amenity
- Increased risk in flooding
- The property has already been extended
- Design concerns
- Concerns over access during construction phase

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.

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.

In relation to extensions, the Heath Common Design Statement states that extensions within Heath Common should be modest in scale, remain sympathetic to the character of the main building, and avoid increasing the final size of the dwelling to a point where it would appear out of keeping with the surrounding spacious, low-density character. They should incorporate pitched roofs wherever possible and use materials and design features that reflect the style of the host property and the wider vernacular of the area. Extensions should also respect the area's established pattern of irregular building lines, maintain generous spacing and soft landscaping between properties, and be designed to blend with the topography and natural setting.

The application site is located on the west side of Hampers Lane, within the defined built-up area of Storrington. The host property is a detached, single-storey three-bedroom bungalow with a detached garage positioned adjacent to its north (side) elevation. The north elevation of this garage is attached to the neighbouring property's garage. The main dwelling has a dual-pitched roof with a front (east) gable, and existing single-storey, pitched-roof extensions to the south side and rear (west). The rear garden boundaries are enclosed by mature shrubs and hedging, providing effective screening.

Planning permission is sought for a single-storey side infill extension to the south elevation, featuring a flat roof behind a parapet with two roof lanterns. This extension would provide an enlarged bedroom with an en-suite.

A single-storey rear extension is also proposed to replace the existing rear projection, extending across the full width of the dwelling to create an open-plan kitchen, dining and living area. The extension would have a gabled dual-pitched roof with a narrow flat section at the apex, and glazed bi-fold doors to the rear (west) and north (side). External paving would be raised to create a level threshold to the rear elevation.

In addition, a single-storey north-side link extension between the house and the garage is proposed, incorporating a roof lantern and glazed panelled doors. This link is intended to provide level access throughout the dwelling to meet the needs of a disabled child, enabling safe, sheltered, and comfortable movement between the garage and the house, thereby improving day-to-day access and overall care arrangements. External finishes would match the existing dwelling through the use of matching brick stock.

The proposed single-storey extensions would introduce additional bulk and massing; however, the resultant dwelling would remain single-storey and would sit comfortably within the generous plot. The design, scale, and form of the extensions are considered appropriate to the character and appearance of the dwelling and would not harm the character of the wider area. The alterations to the garage and the introduction of the link extension would remain visually subservient to the main bungalow and would not materially alter the open or spacious character of the Hampers Lane street-scene.

The visual impact is therefore acceptable and in accordance with the relevant policies. The proposal has also been assessed against the Heath Common Design Statement (SPD), and given its single-storey scale, matching materials, and modest visual impact, it is considered to accord with the relevant local design guidance.

Arboriculture

There is an off-site oak tree subject to TPO/0364 (T29 of the Order) and HDC Arboriculture has been consulted. The proposed southern infill extension is sited just outside the tree's key rooting area. This, coupled with the change in land levels between the site and the area in which the oak tree is situated, around 1m, implies that the new extension could be constructed as proposed without the tree being adversely affected. The development proposals at the site do not appear to impact any trees of high merit or landscape significance, as such, no arboricultural concerns are raised with the application.

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.

The Heath Common Design Statement states that extensions must be designed to protect neighbouring amenity, avoiding overlooking, loss of light, and loss of privacy. Buildings should remain at a height and scale that do not appear overbearing to nearby dwellings, retaining the area's spacious character and generous separation distances. Shared access arrangements should not harm the visual or general amenity of neighbours

An objection has been received regarding the impact on privacy and amenity for the neighbouring property to the north. While the proposal increases the bulk and massing of the dwelling, the extensions are single-storey, and the level of change to privacy is not considered harmful or unexpected given the existing arrangement. The dwelling sits within a spacious plot with mature landscaping along the boundaries, including intermittent trees that provide softening and screening. Given the single-storey height, roof form, and retained separation of approximately 8m from the boundary, the north elevation would not appear visually overbearing when viewed from the neighbour's south-facing lounge window. In relation to noise: The introduction of bi-fold doors to the north elevation would facilitate normal domestic use only and is not considered to result in noise levels that would constitute unacceptable harm to neighbouring amenity.

Overall, the scale, siting, and retained separation from shared boundaries are considered sufficient to prevent any unacceptable loss of amenity.

Other Matters

Concerns have also been raised regarding the absence of a Design and Access Statement; however, such a statement is not required for a householder planning application. The proposed works remain single-storey and are positioned away from the adjoining development to the north. Even allowing for existing ground level changes, no unacceptable harm would result.

The development is not expected to generate additional travel demand, and existing off-street parking provision is sufficient for the enlarged dwelling.

Comments relating to potential disturbance during construction and drainage are noted. However: any disturbance arising from construction would be temporary and; the site is not located in an area identified at risk of flooding- in any case, the development would be required to demonstrate compliance with Building Regulations in terms of surface water run-off and foul water disposal. These matters are not therefore material planning considerations.

The objection also raised that permission has previously been granted for an extension in 2007. As above, the dwelling is capable of accommodating further extension, and it has been assessed (as above) to accord with local planning policies. In any case, a previous permission does not necessarily inhibit the potential for further applications to be made, provided that the proposal accords with local plan policies. As such, and with the above in mind, this does not stand as a sufficient reason to warrant refusal in this particular case.

Overall, the siting and layout of the proposed extensions, together with their relationship to neighbouring properties, are considered acceptable and would not result in unacceptable harm to neighbouring amenity, in accordance with Policy 33 and the Heath Common Design Statement

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 strictly accord with those indicated on the application form and approved plans.

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/25/1991

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location & Site plan		0001	03.12.2025
Plans	Topographic Survey	0002	03.12.2025
Elevation & Floor plan	Existing	0003	03.12.2025
Roof plan	Protection	0004	03.12.2025
Elevation & Floor plan	Proposed	0005	03.12.2025
Block plan		0006	03.12.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 06.02.2026

Authorising Officer sign/initial RHERMITAGE Date: 16.02.2026