



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/2168

Coombe Rise, 23 Maudlyn Parkway, Bramber, West Sussex, BN44 3PT

DESCRIPTION:

Demolition of existing front porch and erection of a single storey front extension. Installation of bay window projection at ground and first floor. Demolition of existing rear conservatory and rear single storey extension and erection of a single storey rear extension. Alterations to fenestration.

RELEVANT PLANNING HISTORY:

BM/20/71	Addition of separate dining room (From old Planning History)	Application 03.12.1971	Permitted	on
BM/19/60	House and garage plot c23 (From old Planning History)	Application 08.06.1960	Permitted	on

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

Bramber Neighbourhood Plan 2018 to 2031:

Policy B2: Character of development

Policy B3: Design of development

Policy B5: Protecting flora and fauna

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:

HDC Arboriculture: Advice / No Objection - No significant arboricultural concerns.

HDC Drainage: Condition / Further info

Southern Water: Advice / Informative

Parish Comments:

Bramber Parish Council: No objection though the Council notes its concern regarding the colour of the rendering

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 and available images. 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 B2 (Character of Development) of the Bramber Neighbourhood Plan states that 'Development should conserve and where practicable enhance the character area in which it is located. The design of new development should demonstrate how it has taken account of the local context and has reflected 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 where this demonstrably enhances the quality of the built form in a character area. Policy B3 (Design of Development) states 'Development proposals should incorporate a high quality of design, which responds and integrates well with its surroundings, meets the needs of the population of the neighbourhood area and minimises the impact on the natural environment.'

23 Maudlyn Parkway (aka Coombe Rise) is a detached two-storey dwelling located to the south of the cul-de-sac within the defined Steyning built up area boundary. The dwelling is composed of brick facing, concrete interlocking tiled dual pitched roof and white upvc fenestration. The existing dwelling features an existing integrated forward projecting flat roofed garage with northeast facing windows. An existing flat-roofed front porch entrance. To the rear elevation is an existing flat roofed rear extension and a conservatory with shallow pitch roof.

Planning permission is sought for demolition of the existing front porch and erection of a replacement single storey front porch extension to provide a new entrance and hallway and is to be positioned attached to the existing forward projecting garage. The existing rear conservatory and rear single-storey flat roofed extension is to be removed and replaced with a single storey rear extension with shallow mono-pitched roof. Also proposed is the installation of a front bay window projection at the ground floor and first floor, and replacement fenestration to front first floor and southwest side ground floor.

The existing sand brick facing piers at the corners of the dwelling are to be retained, with render to walls between the retained piers and to the front extension walls. Black aluminium windows/doors are proposed and matching black composite cladding to the flat roof over the front extension.

Brickwork to match the existing is proposed to the rear extension with black aluminium windows and doors. The existing face brickwork at the side elevations to be retained, apart from a rendered section at the SW side of the garage of width approximately 1500mm.

There is evidence of variations in extensions to the front and rear elevations of dwellings in the vicinity. The proposed extensions would be of modest proportions and would mainly replace existing projections, and given the existing, the proposed is considered sympathetic to the host building- a condition it attached below requesting further details of the material prior to the development commenced above slab floor level to ensure that the finish would comprise an acceptable appearance.

The extensions, given the existing and with conditions recommended, would not stand out as intrusive or unduly dominant in views from the wider surrounding area. Overall, the proposal is considered to be of a design, form and scale which is acceptable to the character and appearance of the existing dwelling, and which would not harm the character or appearance of the wider area. The visual impact of the proposal is therefore acceptable and would accord with the above policies.

Arboriculture

The property is bounded to the South by a steep sided wooded bank that slopes down to the adjacent Sopers Lane. The bank is vegetated, with the dominant tree species being early mature sycamore. The mature trees and coppice re-growth are subject of a Tree Preservation Order (Ref: TPO/0112) made in 1972. The proposed property alterations (the soakaway excavations are the closest areas of excavations to the trees) will not foreseeably directly impact upon the future health of the nearest trees which are early mature/coppice regeneration from former bankside management.

All access and deliveries will be anticipated to be from the front/side of the property and no trees of significant public amenity value/constraint on property development are situated in this area. As such, there are no significant arboricultural concerns.

Drainage

The Council's Drainage Officer has comments on the proposal, and has ultimately requested the submission of further information. However, Officers note that the site is not located within a designated floodzone area (2/3)- therefore, the site and surrounding area is not identified to be at risk from surface water flooding. A submitted statement indicates that surface water runoff would be discharged via an improvement to the existing soakaway. Foul drainage is not anticipated to be affected by the development. Whilst the Drainage Officer's comments are noted, given that the site is not located within an area at risk of flooding, combined with the minor scale of the development, Officers do not consider it proportionate to request additional detail for surface water drainage. In any case, the proposal would be required to demonstrate compliance with Part H of the Building Regulations to ensure adequate capacity and discharge rates.

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.

While there is a degree of mutual overlooking in this location this is tempered by the orientation of properties and presence of boundary screening. The arrangement of the proposed extensions, and given the existing, is such that the proposal would not create any significant new views and the amenity impacts of the proposal are therefore considered acceptable and in accordance with the above policy.

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 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Note to Applicant – Southern Water

Existing Southern Water Assets – General within boundary but no tree, buildings, assets within standoff distance (approximate)

Please see the extract from Southern Water records showing the approximate position of existing sewer and water main assets crossing/in the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised. To get in contact to confirm the exact position of the asset please visit;

https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf.

For information on required stand off distances from public sewers please refer to:

<https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>

Proposed Soakaways

No new Soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main. No Soakaways should be connected to the public surface water sewer.

Proposed works involve demolition

In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken. For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119). Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

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/25/2168

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		01-1225-01	30.12.2025
Block plan	Existing	01-1225-02	30.12.2025
Floor plan	Existing	01-1225-03	30.12.2025
Elevation plan	Existing	01-1225-04	30.12.2025
Block plan	Proposed	01-1225-05	30.12.2025
Floor plan	Proposed	01-1225-06 REV B	30.12.2025
Elevation plan	Proposed	01-1225-07 REV B	30.12.2025
Roof plan	Existing and Proposed	01-1225-08	30.12.2025
Supporting Docs	Flood Map	NONE	30.12.2025
Supporting Statement	Surface Water Drainage	01-1225-11	30.12.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 17.02.2026

Authorising Officer sign/initial RHERMITAGE Date: 23.02.2026