Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

OFFICER CHECKLIST	
WEEK ONE (Date Valid)	**11th February 2025**
Check Neighbours	Y
Check Consultations (including newts) / Press List	Y
Check Description, Plans and Supporting Documents	Y
Print and Display Site Notice (if required)	N/A
WEEK TWO (+7)	**18th February 2025**
Visit Site or request site visit photos (in accordance with Site Visit Guidance Note)	Y
Draft HRA / AA if necessary. If the water statement is insufficient discuss with TL / PPO whether to discuss / accept amendments to the strategy.	N/A
Instruct Legal if s106 required (with prior TL / PPO agreement)	N/A
WEEK THREE (+14)	**25th February 2025**
If amendments are likely to be needed discuss with TL / PPO (N.B. Only minor amendments will be accepted in accordance with the Amendment Guidance). When requesting amendments give clear deadline (i.e. start of week 5).	**N/A**
WEEK FOUR (+21)	**4th March 2025**
If no amendments required, contact agent / applicant with update on progress.	**N**
Confirm whether delegated or committee decision (re: parish and neighbour representations)	**DEL**
WEEK FIVE (+28)	**11th March 2025**
14-day re-consultation letters to be sent on any amended plans	**N/A**
Prepare draft report	**Y**
WEEK SIX (+35)	**18th March 2025**
Check 35-day Cllr call-in for Committee	**Y**
If decision based on original plans, report to be drafted and submitted for sign off	**Y**
WEEK SEVEN (+42)	**25th March 2025**
If decision based on amended plans, report to be drafted and submitted for sign off	**N/A**
Reason for EOT	**N/A**

APPLICATION NO./ADDRESS:

DC/25/0210
17 Greenway, Horsham, West Sussex, RH12 2JT

DESCRIPTION:

Demolition of existing garage, erection of a front porch, single storey rear extension.

RELEVANT PLANNING HISTORY:

DC/24/1159	Demolition of existing garage. Erection of front porch, single storey side and rear extension.	Application Permitted on 12.09.2024

HU/276/01	Conservatory Site: 17 Greenway Horsham	Application Permitted on 29.08.2001

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles

Horsham Blueprint Business Neighbourhood Plan 2019-2036:
Policy HB3- Character of Development
Policy HB4- Design of Development
Policy HB5- Energy Efficiency and Design

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles

Horsham Town 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:

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.

Southern Water: No Objection

Parish Comments:

None received

Representations:

One letter oF representation has been received in support of the proposal.

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 images of the site at a site visit carried out by the Department in August 2024. 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.

Policies HB3, HB4 and HB5 of the HBBNP seek to ensure that developments have high quality of design and are energy and water efficient. Local character shall also be respected to integrate with its surrounding built form.

Consent was granted under DC/24/1159 for a single storey wraparound extension at the application site of 17 Greenway, Horsham. This application consists of a similar proposal with a reduction in size and alterations to the design of the rear extension.

This proposal involves the demolition of existing garage and erection of a front porch and a flat roof single storey rear extension. The proposed front porch would have a depth of approximately 1.5 metres, which is considered of a minor scale and is considered acceptable.

The rear extension would be approximately 4 metres deep with a height of about 3 metres, and would additionally extend approximately 0.72 metres to the side (east) of the dwellinghouse. A 2.5m x 2.5m rooflight would also be installed on the proposed flat roof. This would result in a box-like appearance different to the design of the existing dwelling. However, it is of an appropriate scale that is subservient to the host dwelling, which is considered acceptable.

The site is located within the built-up area boundary of Horsham, surrounded by modern semi-detached houses of similar appearances and design. The proposed front porch and rear extension are all proposed to have matching external walls to the existing dwelling, with matching roof tiles proposed for the porch and felt roof proposed for the rear extension. This is considered acceptable to the prevailing character of the surrounding area and the dwellinghouse.

Additionally, the proposed use of white aluminium doors instead of white UPVC are considered minor and would not result in an adverse impact to the character of the dwellinghouse or the surrounding built environment.

The proposal 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.

The proposed height and depth of the rear extension would be similar to that of the existing conservatory at the adjacent attached property to the west, minimising risks to overshadowing. The proposal would also result in a minimal change in overlooking due to the single storey nature of the additions, and the presence of fences and trees along the site boundaries. It is considered that the siting and layout of the proposed development 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 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 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).

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/25/0210
(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
Location & Block plan	OS Map and Block Plan	KBC/24/021/10 rev. 0	11.02.2025
Elevation & Floor plan	Existing Plans and Elevations	KBC/24/021/02 rev 0.	11.02.2025
Elevation & Floor plan	Proposed Plans and Elevations	KBC/24/021/11 rev 0.	11.02.2025
Elevation & Floor plan	Existing Garage Plans and Elevations	KBC/24/021/03 rev 0.	11.02.2025

DELEGATED

Case Officer sign/initial Joshua Lee Date: 03.04.2025

Authorising Officer sign/initial Tamara Dale Date: 08.04.2025