Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

OFFICER CHECKLIST	
WEEK ONE (Date Valid)	**26th August 2026**
Check Neighbours	☒
Check Consultations (including newts) / Press List	☒
Check Description, Plans and Supporting Documents	☒
Print and Display Site Notice (if required)	☐
WEEK TWO (+7)	**2nd September 2026**
Visit Site or request site visit photos (in accordance with Site Visit Guidance Note)	☒
Draft HRA / AA if necessary. If the water statement is insufficient discuss with TL / PPO whether to discuss / accept amendments to the strategy.	☐
Instruct Legal if s106 required (with prior TL / PPO agreement)	☐
WEEK THREE (+14)	**9th September 2026**
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).	☐
WEEK FOUR (+21)	**16th September 2026**
If no amendments required, contact agent / applicant with update on progress.	☒
Confirm whether delegated or committee decision (re: parish and neighbour representations)	☒
WEEK FIVE (+28)	**23rd September 2026**
14-day re-consultation letters to be sent on any amended plans	☐
Prepare draft report	☒
WEEK SIX (+35)	**30th September 2026**
Check 35-day Cllr call-in for Committee	☐
If decision based on original plans, report to be drafted and submitted for sign off	☒
WEEK SEVEN (+42)	**7th October 2026**
If decision based on amended plans, report to be drafted and submitted for sign off	☐
Reason for EOT	☐

APPLICATION NO./ADDRESS:

DC/26/1239
19 Hormare Crescent, Storrington, Pulborough, West Sussex, RH20 4QT

DESCRIPTION:

Erection of a single storey front extension with pitched roof, and first floor front dormer extension.

RELEVANT PLANNING HISTORY:

None.

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

Storrington, Sullington & Washington Neighbourhood Plan 2018-2031, September 2019
Policy 14- Design

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:

Parish Comments:

No Objection.

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

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 of the Storrington, Sullington & Washington NP similarly requires that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, reflect the architectural and historic character and scale of the surrounding buildings and landscape.

The application site relates to a detached dwelling located within an established residential area of Storrington. The surrounding street is characterised by similar detached dwellings set within generous plots, with front driveways and private rear gardens. A number of properties have been altered and extended over time, contributing to a varied residential character.

The proposal seeks the erection of a single-storey front extension with a pitched roof and a first-floor front dormer extension. The proposed additions would be located on the principal elevation of the dwelling and would therefore be prominent within the street scene. The front extension would introduce additional built form at ground-floor level, whilst the dormer would add accommodation within the roof space.

It is also noted that a number of properties within the street have been altered and extended over time, including extensions above garages and front dormer features which contribute to the varied character of the area. The proposal would therefore not appear as an isolated or incongruous form of development within the street scene.

The proposal would be a clearly subservient addition 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.

The proposed extensions would be located to the front of the dwelling and would not project significantly towards neighbouring rear amenity areas. It is noted that the surrounding properties are set within generous plots and that a number of dwellings within the street have been altered and extended over time, resulting in a varied street scene. In particular, No. 11 has been extended above the garage with a front gable feature, whilst No. 36 has undergone more substantial alterations including additional front dormer features.

These examples demonstrate that similar forms of development have been accommodated within the area. Given the siting, scale and layout of the proposal, together with the separation distances retained to neighbouring dwellings, it is not considered that the development would result in any unacceptable loss of light, outlook or privacy. Accordingly, the proposal is considered acceptable in terms of its impact on neighbouring residential amenity.

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 match in type, colour and texture those of the existing building.

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/26/1239
(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 plan		NONE	22.07.2026
Block plan	Proposed	NONE	22.07.2026
Floor plan	Ground Floor Plan - As Existing	4/27/01	22.07.2026
Floor plan	First Floor Plan - As Existing	4/27/02	22.07.2026
Roof plan	Roof Plan - As Existing	4/27/03	22.07.2026
Elevation plan	Front Elevation - As Existing	4/27/04	22.07.2026
Elevation plan	Side Elevation - As Existing	4/27/05	22.07.2026
Elevation plan	Side Elevation - As Existing	4/27/06	22.07.2026
Floor plan	Ground Floor Plan - As Proposed	4/27/07	22.07.2026
Floor plan	First Floor Plan - As Proposed	4/27/08	22.07.2026
Roof plan	Roof Plan - As Proposed	4/27/09	22.07.2026
Elevation plan	Front Elevation - As Proposed	4/27/10	22.07.2026
Elevation plan	Side Elevation - As Proposed	4/27/11	22.07.2026
Elevation plan	Side Elevation - As Proposed	4/27/12	22.07.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 12/10/2026

Authorising Officer sign/initial Tamara Dale Date: 20.10.2026