



**Horsham
District
Council**

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/2099

189 St Leonards Road, Horsham, West Sussex, RH13 6BD

DESCRIPTION:

Demolition of existing garage and erection of a two storey side extension. Replacement of existing conservatory roof with tiles.

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

Horsham Blueprint Business Neighbourhood Plan 2019-2036

Policy HB3: Character of Development

Policy HB4: Design of Development

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:

Southern Water: Comment. 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.

Neighbourhood Council 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 HB3, Character of Development, of the Horsham Blueprint Business Neighbourhood Plan states that, "Development is expected to preserve and enhance the Character Area in which it is located. The design of new development should take account of the local context and reflect 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, however, where this demonstrably enhances the quality of the built form in a character area".

Policy HB4, Design of Development, of the Horsham Blueprint Business Neighbourhood Plan states that – "Development is expected to demonstrate a high quality of design, which responds and integrates well with its surroundings".

The two-storey side extension would reflect the host building and has not been designed to be subservient. This approach would create a contrast with the adjoining property within the pair, which features a lower pitched roof to the side extension, and would create a clear visual imbalance within the pair. There is though appreciable variation in building form and design in the immediate surrounds, with a matching extension also present to one half of the neighbouring semi-detached pair to the north creating a similar appearance. The proposed extension would be seen in this context. There would be no harmful loss of openness around the extended building, and the resulting imbalance would be seen in the context of a varied street scene. On this basis the side extension is considered acceptable.

The replacement of an existing conservatory roof with tiles is considered an acceptable alteration and would not harm the character or appearance of the host building or wider surrounding area. It is noted that the proposed replacement roof would potentially improve weather proofing and thermal efficiency of the building.

The proposals in their entirety are 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 side facing windows to the neighbouring property are not considered primary openings to key habitable rooms, and the reduced separation which would result from the extension would not result in any unacceptable loss of light or outlook, with the key front and rear aspects not impacted upon. The

scale and nature of the alterations to the rear conservatory would not result in unacceptable harm to amenity for the northern neighbour.

The proposal would not create any views of neighbouring properties which would be unusual or unexpected in a location such as this, and no harmful loss of privacy would result.

It is therefore 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. It is noted that no representations were received as part of the application process.

Highways

Policy 41 of the HDPF states that development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere, or the need for the development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

The demolition of the existing garage would result in the loss of a potential parking space, albeit that the garage dimensions are below current standards. The dwelling benefits from off-street parking for 2 vehicles and it is apparent that street parking is available in the immediate surrounds. There is no evidence to suggest the proposal would result in displaced demand for street parking, or that there was such demand to result that it could not be safely accommodated in surrounding streets. No harmful conflict with the above policy has therefore been identified.

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 currently 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).

NOTE TO APPLICANT

The applicant is advised that a Southern Water Surface Water Sewer crosses the application site. Further information on Southern Water stand-off distances from public sewers can be found through: -

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

To contact Southern Water regarding the exact position of public sewers please visit: -

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

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/25/2099

(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		DE1336/01 REV P1	16.12.2025
Elevation plan	Existing	DE1336/03 REV P1	16.12.2025
Floor plan	Existing and Roof	DE1336/02 REV P1	16.12.2025
Elevation plan	Proposed	DE1336/05 REV P1	16.12.2025
Photos		DE1336/06 REV P1	16.12.2025
Floor plan	Proposed and roof	DE1336/04 REV P1	16.12.2025

DELEGATED

Case Officer sign/initial Marie Riggs Date: 03.02.2026

Authorising Officer sign/initial Guy Everest Date: 10.02.2026