



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0717

Cibses Cottage , Kidders Lane, Henfield, West Sussex, BN5 9AB

DESCRIPTION:

Erection of a two storey rear extension.

RELEVANT PLANNING HISTORY:

None directly relevant to this application.

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 26 - Strategic Policy: Countryside Protection

Policy 28 - Replacement Dwellings and House Extensions in the Countryside

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Henfield Neighbourhood Plan 2017 - 2031

Policy 12 – Design Standards for New Development

Henfield Parish Design Statement

Horsham District Local Plan (2023-40) (Regulation 19):

Policy 19: Development Quality

Policy 20: Development Principles

Policy 45: Replacement Dwellings and House Extensions in the Countryside

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:

Arboricultural Officer: No objection

Southern Water: No objections to this proposal.

Parish Comments:

Henfield Parish Council: 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:

Character and Appearance

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that extensions should not be disproportionate to the size of the existing dwelling, and should be in keeping with the scale and character of the existing dwelling. The policy also states that the cumulative impact of existing extensions will be taken into account.

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 12 of the Henfield Neighbourhood Plan aims to maintain that as appropriate to their scale, nature and location development proposals will be supported where their design and detailing meet the relevant requirements in the Henfield Parish Design Statement (Appendix C of the Plan). In addition, as appropriate to the site concerned, development proposals should comply with the following criteria:-

- a. The design respects the amenities of occupiers/users of nearby property and land.
- b. The design achieves satisfactory access without harming the amenities of neighbouring properties and residents.
- c. The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, are of a high quality and reflect the architectural and historic character and the scale of the surrounding buildings and street-scene/landscape.
- d. The design preserves or enhances the character or appearance of the Henfield Conservation Area and/or preserves any adjacent listed buildings and its setting.

Cibses Cottage comprises a detached dwellinghouse in a rural countryside location. The dwelling, although not of any particular historic interest, is of a traditional and attractive design with the eastern (front) elevation particularly well proportioned despite the presence of later additions. The western (rear) elevation has a strong vertical appearance, derived in part by the presence of a three-storey section but also due to well positioned dormers within the roof space. The proposal entails the erection of a two-storey rear extension which would introduce a flat roof form to the dwelling in order to provide a roof terrace (accessed from the existing three-storey element of the building).

The scale, form and design of the extension would create a sense of bulk and massing which is not currently present, and which would visually overwhelm and dominate the host building. The extension would project above the existing eaves level of the building which together with the flat roof form and presence of a roof terrace would relate unsympathetically to the proportions and form of the host building.

It is acknowledged that the site benefits from effective screening to the site boundaries, and that public views would be limited to those present from a right of way which runs north-south around the Cibses Cottage curtilage. It is not though considered that this would overcome the design limitations of the proposed development, and the resulting impact on the host building and site. The NPPF is clear that good design is a key aspect of sustainable development, and that development that is not well designed should be refused.

It is considered that the proposal would represent an incongruous, dominant and visually intrusive addition which would be disproportionate to the scale and proportions of the host building, in a manner which would be harmful to the character and appearance of the site, and contrary to policies 28, 32 and 33 of the Horsham District Planning Framework (2015), and Policy 12 of the Henfield Neighbourhood Plan.

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.

Due to the site orientation, it is considered that the siting and layout of the proposed extension and the resulting relationship with adjacent 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 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 be contrary with the above-mentioned policies and guidance therefore the development is recommended for refusal.

Recommendation: Application Refused

Reason(s) for Refusal:

1. The development, by reason of its bulk, mass and form, would represent an incongruous, dominant and visually intrusive addition which would be disproportionate to the scale and proportions of the host building. The development would harm the character and appearance of the site and would be contrary to policies 28, 32 and 33 of the Horsham District Planning Framework (2015), and Policy 12 of the Henfield Neighbourhood Plan.

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/26/0717

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents not approved:

Plan Type	Description	Drawing Number	Received Date
Location plan		2601CI_000	19.05.2026
Supporting Statement	Planning	NONE	01.05.2026
Block plan	Existing and Proposed	2601CI_001	01.05.2026
Elevation plan	Existing and Proposed East	2601CI_200	01.05.2026
Floor plan	Existing and Proposed First	2601CI_101	01.05.2026
Floor plan	Existing and Proposed Ground	2601CI_100	01.05.2026
Elevation plan	Existing and Proposed North	2601CI_201	01.05.2026
Floor plan	Existing and Proposed Second	2601CI_102	01.05.2026
Elevation plan	Existing and Proposed North	2601CI_203	01.05.2026
Elevation plan	Existing and Proposed West	2601CI_202	01.05.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 15.07.2026

Authorising Officer sign/initial Guy Everest Date: 29.07.2026