



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/2162

Bankside , Bramlands Lane, Woodmancote, West Sussex, BN5 9TR

DESCRIPTION:

Erection of a single storey side extension

RELEVANT PLANNING HISTORY:

WK/7/03	Single & two-storey rear extensions Site: Bankside Bramlands Lane Woodmancote	Application Permitted on 12.05.2003
HF/20/70	Private garage and access (From old Planning History)	Application Permitted on 14.04.1970

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 28 - Replacement Dwellings and House Extensions in the Countryside

Policy 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Woodmancote Parish Neighbourhood Plan (WPNP) 2016 - 2031:

Policy 3 – 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

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:

HDC – Drainage: Require more information to determine that the site drainage meets the requirements of the NPPF and PPG, National standards for sustainable drainage systems (June 2025), and the Horsham District Planning Framework (2015) – Policy 35 and Policy 38.

Southern Water: No objection due to the existing water pipe being the required 6m away from the proposed site.

Parish Comments:

No objection, noting that it appears that the CIL details have not been fully completed in the application.

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:

This application is for the Erection of a single storey side extension at Bankside, Bramlands Lane, Woodmancote. Bramlands Lane is a road of mixed architectural styles and dwelling types. The development site is within a cluster of residential properties however the site lays outside the built-up area boundary and therefore is assessed to be within the countryside in policy contexts.

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

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 3 of the WPNP also concerns the design language of the building. This policy aims to ensure the scale and appearance of developments are in-keeping to the surrounding buildings, plot sizes and aesthetic of the area.

The proposal consists of a small, single storey, side extension to Bankside to the east of the property. The proposal sees the introduction of a hipped roof profile, built in matching materials to the existing dwellinghouse. The proposal is judged to neatly adjoin the dwellinghouse though does bring the build line closer towards the roadside where developments are typically well stepped back. However, this is due to the orientation of the property at 90° to the ribbon of development to the east. The proposal is to be well screened by existing hedging and is not thought to disrupt the rhythm and character of the area, even though the build is brought closer to the roadside.

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.

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.

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 current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

Other Considerations

The eastern boundary of the site includes a drainage ditch which is identified as being at risk from surface water flooding. The extension would be contained within the existing site boundaries and would not encroach into the area at risk of surface water flooding. The side curtilage is already partly hardsurfaces and the extension would not be expected to result in significant potential for increased surface water runoff, with the Building Regulations securing appropriate water disposal. It is not considered that any further drainage details are required as part of this planning application, and the proposal would not result in an increased risk from surface water flooding.

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

Ordinary Water Consent

Under the Land Drainage Act 1991, any works (permanent or temporary) that have the potential to affect the existing watercourse or ditch's ability to convey water will require Ordinary Watercourse Consent (ordinary watercourses include streams, drains, ditches and passages through which water flows that do not form the network of main rivers). Further details can be found through: -

<https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/flooding/flood-risk-management/ordinary-watercourse-land-drainage-consent/>

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/25/2162

(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	and existing plans and elevations	4148-01 REV A	24.12.2025
Elevation & Floor plan	Proposed	4148-02 REV A	24.12.2025

DELEGATED

Case Officer sign/initial J Burrowes Date: 10/02/2026

Authorising Officer sign/initial Guy Everest Date: 27.02.2026