



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0249

Tanglewood Cottage , Hurston Lane, Storrington, West Sussex, RH20 4HF

DESCRIPTION:

Erection of a first floor side and rear extension over existing car port and a single storey rear extension with roof terrace.

RELEVANT PLANNING HISTORY:

DC/22/0343	Erection of a first floor side/rear extension over existing car port.	Application Permitted on 22.04.2022
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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

Storrington, Sullington & Washington Neighbourhood Plan 2018-2031:

Policy 14 – Design

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:

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:

No objection

Representations:

1 representation has been received objecting to the application for the following reasons: -

- Design
- Loss of General Amenity
- Privacy Light and Noise

An objection has been received from the occupiers of the adjoining terraced property. No objection is raised to the proposed ground floor or first-floor rear and side extensions; however, concern is expressed regarding the proposed roof terrace.

The objectors consider that the elevated position of the roof terrace would result in overlooking towards their rear and side garden and potentially rear-facing rooms, leading to a loss of privacy and harm to residential amenity. Concerns are also raised regarding potential noise and disturbance associated with use of the terrace. It is noted that the submitted plans do not clearly indicate privacy screening along the terrace boundary facing the adjoining property.

The objectors request that, if the roof terrace is approved, appropriate fixed privacy screening be secured by condition.

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 a site visit and 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.

Background

Planning permission was previously granted under ref: DC/22/0343 for an identical scheme comprising a first floor side/rear extension over existing car port. This permission was not though commenced within the required time period and has therefore expired. This current application has therefore been submitted to seek a new planning permission for the development.

Officers further note that, while the 2022 permission has not been built (as of the time of the Officers visit to the site), the existing plans illustrate approved plans in situ. Whilst this is not the case in reality,

Officers are content that the proposal's description adequately reflects the cumulative development of the present and 2022 permission.

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 14 of the SSWNP states that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape.

The application seeks planning permission for the erection of a first floor side and rear extension over existing car port and a single storey rear extension with roof terrace. While noted that the proposal would be a relatively large addition it is considered that given the plot size, the variation in the size and design or properties within the locality and the mature boundary screening the extension would not be harmfully disproportionate to the existing, and the presence of a larger dwelling set within relatively spacious grounds not visually harmful in this instance. The proposal would appear as a coherent and sympathetic addition and would have a limited impact on the surrounding countryside on the edge of Storrington.

Amended plans have been received which address the concerns raised regarding overlooking and any potential loss of privacy. The revisions are considered to sufficiently mitigate these impacts and are therefore acceptable. The rear roof terrace is considered acceptable in terms of scale and siting. The proposal would sit comfortably within the context of the existing dwelling 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.

The proposal would be a 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 roof terrace would be positioned away from shared side boundaries that would be sufficient to prevent any significant impact on the amenities of adjoining occupiers. The roof terrace would not create any additional views of neighbouring properties which are not already present, with the roof terrace primarily overlooking the rear garden of the application site rather than neighbouring properties. Furthermore, the inclusion of the obscured screening between the two properties would reduce any perceived impact by way of overlooking.

Given the separation from the site boundaries and the distance to neighbouring buildings, it is considered that the proposal would not result in any significant or unacceptable harm to the residential amenities of adjacent occupiers.

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 received 23.03.2026.

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).

- 4 **Regulatory Condition:** The 1.7m high obscured glazing on the south-eastern side of the balcony hereby approved shall be installed in accordance with the approved plans (received 23.03.2026) and retained thereafter unless otherwise agreed to and approved in writing by the Local Planning Authority.

Reason: In order to protect neighbouring amenity by way of overlooking 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/26/0249Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Floor plan	PROPOSED GROUND FLOOR, FIRST FLOOR AND ROOF PLANS	A 02 REV 3	23.03.2026
Floor plan	EXISTING GROUND, FIRST FLOOR AND ROOF PLANS	A 01 REV 3	23.03.2026
Elevation plan	EXISTING AND PROPOSED SOUTH WEST AND NORTH EAST ELEVATIONS	A 03 REV 3	23.03.2026
Elevation plan	EXISTING AND PROPOSED SOUTH EAST AND NORTH WEST ELEVATIONS	A 04 REV 3	23.03.2026
Location plan		A 05 REV 3	23.03.2026
Block plan		A 06 REV 3	23.03.2026

DELEGATEDCase Officer sign/initial Marie Riggs Date: 27.03.2026Authorising Officer sign/initial RHERMITAGE Date: 08.04.2026