



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0877

34 Rusper Road, Horsham, West Sussex, RH12 4BD

DESCRIPTION:

Demolition of existing single storey rear extensions and erection of a single storey rear extension. Conversion of loft into habitable living space and installation of a rear dormer. Replacement of garage roof with flat sedum roof including solar panels. Alterations to fenestration.

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

Policy 34 - Cultural and Heritage Assets

Neighbourhood Plan:

North Horsham Neighbourhood Plan area was designated, then the area voluntarily withdrew the designation.

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

Policy 19: Development Quality

Policy 20: Development Principles

Policy 21: Heritage Assets and Managing Change within the Historic Environment

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.

HDC Design and Conservation: No objection subject to a condition

Parish Comments:

Nio objection

Representations:

2 representations have been received from 1 address, objecting to the application for the following reasons: -

- Concern was raised that the property's elevated position would exacerbate overlooking from a proposed dormer window and that, as a historic building, alterations to the rear elevation would harm its significance.
- These houses are of historic significance for Horsham and a Dormer extension will destroy the look of the house and are not in keeping with the style.

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.

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 34 of the HDPF seeks to ensure that proposals preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials. Moreover, proposed development is required to secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset.

The application seeks planning permission for the demolition of existing single storey rear extensions and erection of a single storey rear extension. Conversion of loft into habitable living space and installation of a rear dormer. Replacement of garage roof with flat sedum roof including solar panels. Alterations to fenestration.

There are existing single storey rear extensions which are to be demolished and replaced with a larger single storey rear extension. While the proposed extension would be a relatively large addition to the rear of the host property it is considered the proposal would reflect the form, scale and detailing of the existing building and would appear as a coherent and sympathetic addition. The proposed extension would not be particularly visible from a public vantage point, and it is considered that given the mixture

of building forms and designs making up the dwellings within the vicinity the proposed works would not have a detrimental impact on the host property or wider surrounds.

The application also includes the conversion of loft into habitable living space and installation of rear dormer. The proposed rear pitched roof dormer would be a modest addition which would be well contained within the roofslope and would not appear intrusive or unduly dominant in views from surrounding properties and land.

It is considered that the proposed replacement garage roof would not adversely impact on the structure and appearance of the existing building. The replacement roof has a minimal impact on the character of the site and wider surroundings, with the material and form appropriate to the immediate context. It is considered that the solar panels would be well contained within the side (east) roof slope and, given their modest projection from the plane of the roof, would not appear intrusive or unduly dominant. It is noted that alterations are also proposed to the fenestration on the west elevation of the outbuilding, and these are considered to be of a design, form and proportion that would sit comfortably within the existing building.

The proposals in their entirety would be clearly subservient additions and are 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 due to the separation distances involved in relation to neighbouring properties that the proposal would not result in any unacceptable harm to neighbouring amenity and would ensure that overshadowing or overlooking are minimised preserving the reasonable enjoyment of adjacent properties, and the nature and scale of the development would not be of a magnitude which would lead to sustained loss of amenity. Furthermore, in an established residential area such as this a level of mutual overlooking would be anticipated, and it is considered that the relationship that has resulted from the rear dormer would not be unexpected or unusual.

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 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 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 **Pre-Commencement Condition:** Prior to relevant work beginning, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details:
- Specifications of external materials and surface finishes, including the maintenance schedule for the green roof.
 - Specification for all new and replacement windows and doors including cross sections of the frame, transom, mullions, glazing bars, including details of the proposed dormer construction.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 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/26/0877

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	29.05.2026
Site plan	Existing and proposed	581_000	29.05.2026
Floor plan	Existing	581_EX_100	29.05.2026
Elevation plan	Existing house	581_EX_200	29.05.2026
Elevation plan	Existing outbuilding	581_EX_201	29.05.2026
Floor plan	Proposed	581_100	29.05.2026
Elevation plan	Proposed house	581_200	29.05.2026
Elevation plan	Proposed outbuilding	581_201	29.05.2026
Design & Access Statement		NONE	29.05.2026

DELEGATED

Case Officer sign/initial Marie Riggs Date: 28.07.2026

Authorising Officer sign/initial RHERMITAGE Date: 04.08.2026