Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0466
2 Fordingbridge Close, Horsham, West Sussex, RH12 1JN

DESCRIPTION:
Erection of a roof extension, installation of an inverted dormer, installation of solar panels and air-source heat pump, replacement external cladding, alterations to the fenestration, new rooflights and the replacement of the existing garage door to form a new entrance hall.

RELEVANT PLANNING HISTORY:

CA/24/0057	Surgery to 2x Portuguese Laurel, 1x Yew and 1x Lawson Cypress. Fell 1x Conifer and 1x Portuguese Laurel.	Application 07.02.2025	Permitted on
DC/09/2114	Surgery to mixed conifers (Work to Trees in Conservation Area)	Application 23.12.2009	Permitted on
HU/272/02	Fell 1 conifer and surgery to mixed hedge Site: 2 Fordingbridge Close Horsham	Application 23.09.2002	Permitted on
HU/48/77	Pitched roof and extention to include entrance hall at ground level, and bedroom, study, and shower room at new first floor level. (From old Planning History)	Application 17.05.1977	Permitted on

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 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 40 - Sustainable Transport
Policy 41 - Parking

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 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

Horsham Blueprint Business Neighbourhood Plan 2019-2036
Policy HB3: Character of development
Policy HB4: Design of development

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 Conservation: No objection

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.

Parish Comments:
Horsham Denne NC – no objection

Representations:
1 neighbouring representation has been received, Supporting the application for the following reasons:

- Design

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

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.

The application site is located to the northeast side of Fordingbridge Close within the Horsham town conservation area. 2 Fordingbridge Close is a detached 2-storey, U-shaped dwelling composed of brickfacing to the ground floor elevations and timber cladding to the upper floor elevations. Fenestration is a mixture of aluminium and upvc. The roof ridge is at its highest along the front elevation, with pitched roofing behind. There is sufficient off street parking space existing within the front curtilage for 2 cars excluding the existing integrated single garage. There is a variation of design to dwellings in the area and the neighbouring dwelling to the northwest (No.3) has an existing dormer roof extension (flat roofed) to the front principal elevation.

Planning permission is sought for a roof extension to the south (side) facing roof slope which would form an 'inverted dormer' (which would form a recessed patio area) and would be of height 540mm lower than the existing highest ridge level which is the front facing roof ridge. The extension is to provide additional bedroom space.

In addition, alterations are proposed to the existing fenestration to be replaced with PPC aluminium glazing and also replacement timber cladding to the upper elevations. Installation of solar panels to the roof and two additional rooflights and also an air-source heat pump to be located in the rear garden.

The existing garage door is also proposed to be replaced with a new timber framed front door and side panel and to enable internally the creation of a new entrance hall.

The HDC Conservation team has been consulted and comment that the host dwelling is an unusual dwelling and does not reinforce the historic character of the Horsham Town conservation area. However, as an example of late twentieth century architecture it has a place in giving interest and depth to the overall character of the town. It is considered that the proposals will not dilute the unique appearance of the dwelling and will reflect the original design intention. It is considered that the proposals will not harm the character of the conservation area.

The proposals 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.

The nearest neighbouring dwellings are No.3 to the northwest, and No.1 Fordingbridge Close and 34 Denne Road, to the east. The proposed air source heat pump located within the rear garden has been consulted with HDC Environmental Health and no objections are raised. The EHO has provided an advisory that the applicant to ensure the air source pump does not cause impact on the amenity of the neighbouring garden should ensure the boundary fence is properly maintained with any gaps or holes fully sealed.

It is considered that the siting and layout of the proposed dwelling extension given the existing arrangement and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. It is noted that no neighbouring comments of concern or objection have been received.

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 and finishes of the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Air Source Heat Pump
The applicant should ensure the air source pump does not cause impact on the amenity of the neighbouring garden by ensuring that the boundary fence is properly maintained with any gaps or holes fully sealed.

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/25/0466
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date

Supporting Statement	Design, Access and Heritage	NONE	25.03.2025
Roof plan	Proposed	127_PR_112 REV P1	25.03.2025
Elevation plan	Proposed North	127_PR_200 REV P2	17.04.2025
Elevation plan	Proposed East	127_PR_201 REV P1	25.03.2025
Elevation plan	Proposed South	127_PR_202 REV P1	25.03.2025
Elevation plan	Proposed West	127_PR_203 REV P2	17.04.2025
Section plan	Proposed B	127_PR_301 RE P1	25.03.2025
Section plan	Proposed A	127_PR_302 REV P1	25.03.2025
Location & Site plan	Existing	127_EX_050 REV P1	25.03.2025
Floor plan	Existing Ground	127_EX_110 REV P1	25.03.2025
Floor plan	Existing First	127_EX_111 REV P1	25.03.2025
Roof plan	Existing	127_EX_112 REV P1	25.03.2025
Elevation plan	Existing North	127_EX_200 REV P1	25.03.2025
Elevation plan	Existing East	127_EX_201 REV P1	25.03.2025
Elevation plan	Existing South	127_EX_202 REV P1	25.03.2025
Elevation plan	Existing West	127_EX_203 REV P1	25.03.2025
Section plan	Existing B	127_EX_301 REV P1	25.03.2025
Location & Site plan	Proposed	127_PR_050 REV P1	25.03.2025
Floor plan	Proposed Ground	127_PR_110 REV P2	17.04.2025
Floor plan	Proposed First	127_P3_111 REV P1	25.03.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 13.05.2025

Authorising Officer sign/initial RHERMITAGE Date: 20.05.2025