DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1404
34 Smithbarn, Horsham, West Sussex, RH13 6EA

DESCRIPTION:
Erection of first floor side and rear extensions (over existing single-storey sections), erection of a two storey rear extension, replacement of flat roof with pitched roof to the front elevation, erection of a front entrance porch and installation of external roller shutters to windows and doors.

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

Horsham Blueprint Business Neighbourhood Plan (HBBNP) 2019 – 2036:
Policy HB3: Character of Development
Policy HB4: Design of Development

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Quality
Policy 20: Development Principles

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 Arboricultural Officer: The proposed development would not result in direct impacts on any trees of high landscape or habitat value.

Town Council Comments:
None received

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:

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

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 HB3, Character of Development, of the Horsham Blueprint Business Neighbourhood Plan states that, "Development is expected to preserve and enhance the Character Area in which it is located. The design of new development should take account of the local context and reflect the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area. Innovation in design will be supported, however, where this demonstrably enhances the quality of the built form in a character area".

Policy HB4, Design of Development, of the Horsham Blueprint Business Neighbourhood Plan states that – "Development is expected to demonstrate a high quality of design, which responds and integrates well with its surroundings".

The application seeks planning permission for the erection of first floor side and rear extensions (over existing single-storey sections), erection of a two storey rear extension, replacement of flat roof with pitched roof to the front elevation, erection of a front entrance porch and installation of external roller shutters to windows and doors.

The local area is characterised by large properties occupying reasonably sized plots. Many of the properties along Smithbarn have been extended with numerous examples of front, side and rear extensions over both ground and first floors. The application site does not appear to have had much alteration since it was built, and it is considered that the property has the scope to create a larger family dwelling commensurate with other properties in the road.

It is considered that the proposed erection of a first floor side and rear extension (over existing single-storey sections), erection of a two storey rear extension, would reflect the form, scale and detailing of the existing building and would appear as coherent and sympathetic additions with sufficient separation retained around the extended building and site boundaries.

The proposed porch would be of a modest scale and is considered to be of an appropriate design, form and siting that would appear a subservient and sympathetic addition to the front of the property. The front porch would not stand out as intrusive or unduly dominant in views along Smithbarn and no wider visual impacts are anticipated. The installation of external roller shutters to windows and doors represent a minor alteration that would integrate satisfactorily with the overall design of the dwelling and would not harm the character or appearance of the surrounding area. It is therefore considered that the visual impact of the proposed roller shutters is acceptable.

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.

The extension would project beyond the original rear elevation of the adjoining property to the south (no. 36) and the additional bulk and projection would be clearly visible from first floor window openings which could result in some loss of light. However, whilst the impact is acknowledged, the development is not considered to result in an unacceptable loss of light to warrant refusal. On balance, the impact on neighbouring amenity is considered acceptable. It is not therefore considered that the impact would be unacceptable or of such significance as to warrant a refusal of the application.

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 approved proposed elevations plan drawing numbered PL/667/03 received 15.09.2026.

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).

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/26/1404

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Block plan		PL/667/06	02.09.2026
Elevation plan	Existing	PL/667/01	02.09.2026
Floor plan	Existing Ground and First	PL/667/02	02.09.2026

Location plan		PL/667/07	02.09.2026
Elevation plan	Proposed	PL/667/03	02.09.2026
Floor plan	Proposed Ground and First	PL/667/04	02.09.2026
Roof plan	Existing and proposed	PL/667/05	02.09.2026

DELEGATED

Case Officer sign/initial Marie Riggs Date: 14.10.2026

Authorising Officer sign/initial RHERMITAGE Date: 26.10.2026