Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1045
26 The Spinney, Pulborough, West Sussex, RH20 2AP

DESCRIPTION:
Erection of a single storey rear extension and first floor rear extension.

RELEVANT PLANNING HISTORY:
None relevant to this application.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles

Pulborough Neighbourhood Parish:
The Pulborough Neighbourhood Plan has passed referendum and is due to be Made on 8 October 2025. The following policies are relevant to the current proposal: -

Policy 15: Design
Policy 16: Water Neutrality

Pulborough Parish Design Statement

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
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:
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, the flow rate for the above site will remain consistent, so capacity is not an issue and no Southern Water assets will be affected.

Parish 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.

The proposal is considered proportionate to the existing dwelling, with the additions not appearing unduly prominent or intrusive from neighbouring properties and land. The roof form over the two-storey section would also sit beneath the main ridge to create the appearance of a subservient addition. It proposes materials that would match the existing, with the overall design considered to be appropriate and reflecting the built characteristics and features of the existing dwelling and surrounding area.

The proposal is considered to be of a design, form and scale which is appropriate to the character and appearance. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies. It is noted that a similar two-storey rear extension was approved (and subsequently built) at no. 28 The Spinney under planning permission ref: DC/22/1708.

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 neighbouring dwelling, 27 The Spinney, is set further back than the host dwelling, with the additional projection of the two-storey element modest and not of a scale which would unacceptably impact on amenity for this (neighbouring) property. The ground floor element would be largely screened by existing boundary structures / screening, with the depth and height such that no unacceptable harm would result.

To the west the two-storey extension would be set away from the shared boundary with no. 25, with the remaining separation around window openings and outdoor amenity space considered sufficient to ensure acceptable light and outlook remains. The ground floor element would again be largely screened by existing boundary structures / screening, with the depth and height such that no unacceptable harm would be considered to result.

The extensions do not include any window openings which would create views of neighbouring properties or land which would be unusual or unexpected in a location such as this, no intrusive loss of privacy would therefore result.

The amenity impacts of the proposal are therefore considered acceptable and in accordance with the above policy.

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.

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).

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/25/1045

(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
Section plan	Proposed section plan.	PME-17547-30	15.09.2025
Roof plan		PME-17547-31	15.09.2025
Location plan		PME-17547-001	25.06.2025
Elevation plan	Existing Front	PME-17547-07	25.06.2025
Floor plan	Existing	PME-17547-06	25.06.2025
Floor plan		PME-17547-05	25.06.2025
Site plan		PME-17547-02	25.06.2025
Elevation plan	Proposed Side	PME-17547-24	25.06.2025
Elevation plan	Proposed Rear	PME-17547-23	25.06.2025
Elevation plan	Proposed Front	PME-17547-22	25.06.2025
Floor plan	Proposed	PME-17547-20	25.06.2025
Floor plan	Proposed	PME-17547-21	15.09.2025
Elevation plan	Existing	PME-17547-08	25.06.2025
Elevation plan	Existing Side	PME-17547-09	25.06.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 25.09.2025

Authorising Officer sign/initial Guy Everest Date: 25.09.2025