Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

OFFICER CHECKLIST	
WEEK ONE (Date Valid)	**3rd July 2025**
Check Neighbours	Y
Check Consultations (including newts) / Press List	Y
Check Description, Plans and Supporting Documents	Y
Print and Display Site Notice (if required)	N/A
WEEK TWO (+7)	**10th July 2025**
Visit Site or request site visit photos (in accordance with Site Visit Guidance Note)	Y
Draft HRA / AA if necessary. If the water statement is insufficient discuss with TL / PPO whether to discuss / accept amendments to the strategy.	N/A
Instruct Legal if s106 required (with prior TL / PPO agreement)	N/A
WEEK THREE (+14)	**17th July 2025**
If amendments are likely to be needed discuss with TL / PPO (N.B. Only minor amendments will be accepted in accordance with the Amendment Guidance). When requesting amendments give clear deadline (i.e. start of week 5).	N/A
WEEK FOUR (+21)	**24th July 2025**
If no amendments required, contact agent / applicant with update on progress.	
Confirm whether delegated or committee decision (re: parish and neighbour representations)	Y
WEEK FIVE (+28)	**31st July 2025**
14-day re-consultation letters to be sent on any amended plans	N/A
Prepare draft report	Y
WEEK SIX (+35)	**7th August 2025**
Check 35-day Cllr call-in for Committee	Y
If decision based on original plans, report to be drafted and submitted for sign off	Y
WEEK SEVEN (+42)	**14th August 2025**
If decision based on amended plans, report to be drafted and submitted for sign off	N/A
Reason for EOT	N/A

APPLICATION NO./ADDRESS:

DC/25/1098
48 Redford Avenue, Horsham, West Sussex, RH12 2HJ

DESCRIPTION:

Loft conversion with hip to gable roof extension, rear dormer and front rooflights.

RELEVANT PLANNING HISTORY:

HU/124/72	Extension to garage and extension to porch. Comment: And b. regs app. 06/04/72. appeal withdrawn. (From old Planning History)	Application Refused on 21.04.1972

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 Blueprint Business Neighbourhood Plan (2019-2036):
Policy HB1: Location of Development
Policy HB3: Character of Development
Policy HB4: Design of Development
Policy HB5: Energy Efficiency and Design

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

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.

Neighbourhood Council Comments:

No response received

Representations:

4 letters of objection from 3 separate addresses have been received, and these can be summarised as follows:

- Non-matching light grey composite boards
- Re-roofed with grey tiles
- Does not blend with other elevations along the Riverside
- Not in keeping
- Limit the nature, size, height, style and finish of any future similar construction to neighbouring property
- Completed without consent

1 letter of support was received, and this can be summarised as follows:

- Appropriate and beneficial to the local area
- Thoughtful and contemporary approach
- Positively complements the existing street scene
- Well-integrated and carefully considered
- Appropriately addressed parking issues
- No noise or construction nuisance

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 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. Policy HB continues that development is expected to demonstrate a high quality of design which responds and integrates well with its surroundings, meets the changing needs of residents, and minimises the impact on the natural environment.

The application seeks the retention of a hip to gable extension and rear flat roof dormer. It is recognised that the scale and volume of the development would be compliant with permitted development rights. However, as the resulting development has been finished in grey cladding to the dormer elevations and the gable elevation, the development does not comply with A.3(a) of Class A

Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. As such, the development as a whole requires planning permission.

It is noted that objection have been raised on the basis of the materials used in the development and the visual impact on the street scene and character of the area.

The scale, design, and proportion of the development is considered to reflect similar development within the vicinity, where additions and roof extensions have taken place.

While it is recognised that the material finish of the development differs from the existing dwelling and similar properties within the street scene, these are not considered to be of such colour or appearance to adversely harm the character and visual amenity of the site and wider surroundings. Therefore, on the balance of considerations, it is not considered that the development results in such significant adverse harm to justify a reason for refusal.

It is therefore considered on balance 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 the siting and layout of the extension, and the resulting relationship with adjoining properties, is 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 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

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/25/1098
(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

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date

DELEGATED

Case Officer sign/initial Tamara Dale Date: 28.08.2025

Authorising Officer sign/initial Guy Everest Date: 28.08.2025