Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0893
Brookside Cottage, Dagbrook Lane, Henfield, West Sussex, BN5 9SH

DESCRIPTION:
Demolition of utility room lean-to. Construction of single storey rear extension with flat roof and roof lantern. Construction of timber framed car shelter.

RELEVANT PLANNING HISTORY:

HF/32/87	2-storey extension to 2 dwellings (From old Planning History)	Application Permitted on 25.06.1987

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

Henfield Neighbourhood Plan (2020) (HNP):
Policy 1 – A Spatial Plan
Policy 4 - Transport, Access and Car Parking
Policy 10 – Green Infrastructure and Biodiversity
Policy 12 – Design Standards for New Development

Henfield Parish Design Statement

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.

Parish Comments:
Henfield Parish Council: No objection

Representations:
2 representations were received to the initial plans, objecting to the application for the following reasons:

- Loss of light and view to neighbouring kitchen window.
- The impact would also affect other parts of the neighbouring property, significantly altering the character and enjoyment of this home.

No representations were received in response to re-consultation on the amended plans.

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

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that extensions should not be disproportionate to the size of the existing dwelling, and should be in keeping with the scale and character of the existing dwelling. The policy also states that the cumulative impact of existing extensions will be taken into account.

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.

This is reflected by Policy 12 of the HNP, which requires that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, are of a high quality and reflect the architectural and historic character and the scale of the surrounding buildings and street-scene/ landscape.

The proposal would replace an existing pitched roof rear utility room projection with a full-width flat roofed extension, which would project approximately 2.74 metres, and following amendments would be built to a height of approximately 3 metres. This depth and height could be built under permitted development rights, but due to the presence of a later two-storey side extension planning permission is required (due to the existing side and proposed rear extension wrapping-around the original dwellinghouse).

It is considered that the scale and siting of the extension would be clearly subservient to the host building, and although introducing a flat-roof form, the siting and modest rear projection is considered sufficient to ensure the roof form did not appear intrusive or incongruous. It is considered that the extension is 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. The existing symmetry created by the rear utility room projections is not considered fundamental to the character and appearance of the semi-detached pair, and the resulting loss of symmetry would not amount to any harm.

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 neighbouring property benefits from a sizeable curtilage and the extension would not have any unacceptable impacts on the enjoyment or use of this outdoor amenity space.

The extension would be built alongside the shared side boundary with the adjoining property and although reduced in height the projection and remaining height would be clearly visible above, and in comparison to the existing boundary treatment. While the proposal would have an impact on the neighbouring kitchen window, the overall impact would not be dissimilar to that caused by the existing rear utility room projection, which appears to be an original feature to both properties. The proposed rear extension has a modest depth and height and while there would be an impact, taking into account the northerly aspect, the internal layout and the unaffected southerly aspect, it is considered that this would not amount to unacceptable harm to warrant a refusal of planning permission.

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 to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

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/25/0893
(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
Location plan	REVISED		20.08.2025
Block plan	Proposed - REVISED	109 A	20.08.2025
Section plan	Proposed - REVISED	121 A	20.08.2025
Floor plan	Proposed roof	110	29.05.2025
Elevation plan	Proposed - REVISED	120 A	20.08.2025
Floor plan	Existing roof	010	29.05.2025
Floor plan	Proposed	210	29.05.2025
Section plan	Existing	021	29.05.2025
Elevation plan	Existing	020	29.05.2025

Supporting Docs	Application Form	NONE	29.05.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 15.10.2025

Authorising Officer sign/initial Guy Everest Date: 17.10.2025