Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0315
Micklepage Leigh, Nuthurst Street, Nuthurst, West Sussex, RH13 6RG

DESCRIPTION:
Erection of a single storey rear extension, replacement of existing roof finish over existing annexe, enlargement of existing conservatory and erection of detached open fronted 'car barn'.

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 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 41 - Parking

Nuthurst Parish Neighbourhood Plan 2015-2031
Policy 10: Housing Design

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Quality
Policy 20: Development Principles
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside

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

Parish Comments:
No objection

Representations:
2 representations have been received, supporting the application for the following reasons: -

- Respect for Character of the Area
- Minimal Impact on Neighbouring Amenity
- Improved Use of Space
- Sustainability
- No Impact on Parking or Highway Safety
- 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:

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

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.

Policy 10: Housing Design The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings. In the High Weald Area of Outstanding Natural Beauty, proposals must avoid any significant detrimental effect on its landscape and natural beauty.

The application seeks planning permission for the erection of a single storey rear extension, replacement of existing roof finish over existing annexe, enlargement of existing conservatory and erection of detached open fronted 'car barn'. While the proposed single storey rear extension would be a relatively large addition to the rear of the host property, it is considered the proposal would reflect the form, scale and detailing of the existing building and would appear as a coherent and sympathetic addition. The proposed single storey extension would not be particularly visible from a public vantage point, and it is considered that given the mixture of building forms and designs making up the dwellings within the vicinity, the proposed works would not have detrimental impact on the host property, wider surrounds or the countryside location. While the extensions would not incorporate materials to match the existing dwelling, the wider visual impact would be limited by the siting to the rear, with the use of timber cladding not considered to result in a harmful or incongruous contrast in this location. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

The proposal also includes the erection of a detached open fronted car barn. The proposed car barn would be located to the northern boundary of the site and would be accessed via the existing driveway. The proposed open fronted car barn would be located where it would not be visible from a public vantage point and taking into account the design and the materials to be used and the existing mature boundary screening, it is considered that the proposal would not have a detrimental impact on the streetscene, wider area or the countryside location.

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.

It is considered that the siting and layout of the proposed extension and the resulting relationship with adjoining properties would be 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 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 to be used in the development hereby permitted shall strictly accord with those indicated on the approved proposed elevations, sections and perspective views drawing numbered A202D and the detached garage plans and elevations drawing numbered A106 D plans received 03.03.2025.

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/25/0315

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		A110	11.03.2025
Elevation plan	Proposed, Sections and Perspective Views	A202 D	03.03.2025
Photos		A001	03.03.2025
Location & Site plan		A100 B	03.03.2025
Floor plan	Existing	A101 B	03.03.2025
Floor plan	Existing and Roof	A102 B	03.03.2025
Floor plan	Proposed floor	A104 D	03.03.2025
Elevation & Floor plan	Proposed Floor and Roof	A105 D	03.03.2025
Elevation plan	Garage	A106 D	03.03.2025
Plans	Demolition	A107 C	03.03.2025
Elevation plan	Existing Elevations, Sections and Perspective View	A201 B	03.03.2025

DELEGATED

Case Officer sign/initial Marie Riggs Date: 25.04.2025

Authorising Officer sign/initial RHERMITAGE Date: 02.05.2025