Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1878
Arun Lodge, Denne Road, Horsham, West Sussex, RH12 1JF

DESCRIPTION:

Erection of a single storey dual pitched roof side extension replacing existing single storey pitched roof side extension.

RELEVANT PLANNING HISTORY:

DC/16/2130	New front door with porch over	Application Permitted on 02.11.2016

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

Horsham Blueprint Business Neighbourhood Plan (HBBNP) 2019 - 2036:
Policy HB3 - Character of Development
Policy HB4 - Design of Development
AIM2 - Conserving Heritage Assets

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:

Archaeology Services: No Objection

The site is within an Archaeological Notification Area DWS8532 -Horsham Town medieval core but the proposed extension is not large and is within an area that will have suffered some previous disturbance and so as it is unlikely that significant archaeological remains will be disturbed - no archaeological concerns.

Horsham District Council – Conservation:

Arun Lodge is recognised as a locally listed building within the Horsham Town Centre Conservation Area. The property has an elegant frontage with a Horsham Stone roof, situated at the junction of Normandy and Denne Road. Although unlisted the Sussex Extensive Urban Survey - Historic Character Assessment Report, October 2004 describes Arun Lodge as "an important 17th c. timber-framed house" with its Georgian brick frontage concealing its earlier origins indicated by its traditional vernacular roof covering.

It would be considered that the proposed dual pitch extension would reflect the character of the existing dwelling, whilst also clearly being appreciated as a modern addition. It is noted that the proposal suggests a grey seamed zinc roof, rather than a traditional clay tile. Whilst no objection would be raised to a different approach to the roofing material, consideration could be given to the use of Corten steel whose colour and weathering properties is of a similar palette to the traditional clay tiles and bricks within the conservation area. Conditions would also be suggested with regards to the proposed windows, and doors and details of the roof including the valley treatment. The roof lights should also be conservation style.

Parish Comments:

If the Conservation Officer approves the proposed extension, then Horsham Denne NC has no objection to this application.

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:

This application is for Erection of a single storey dual pitched roof side extension replacing existing single storey pitched roof side extension at Arun Lodge, Denne Road, Horsham. Arun Lodge is a non-designated heritage asset, recently included in the Horsham Town Local List.

The Local List entry for Arun Lodge reads: “Arun Lodge, though unlisted “is an important 17th c. timber-framed house” (Sussex Extensive Urban Survey – Historic Character Assessment Report, October 2004) Georgian brick frontage apparently disguises the earlier origins though the Horsham stone roof hint at an older core to the conventional frontage”.

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 and HB4 of the HBBNP cover the design and character of development within Horsham which is supported by the neighbourhood councils of Forest, Denne and Trafalgar. It advocates for high quality design and construction that integrates with its surroundings whilst minimising impact on natural environments. It should reflect the character and architectural forms of the area in order to protect against inappropriate design.

The proposal seeks to replace an existing single storey extension with gable roof with a larger extension in the same position with a double gable roof or ‘M-shaped roof’. Whilst the proposal would be of a notable size extending across the depth of the dwelling, it is considered to neatly adjoin the existing dwelling taking architectural cues from the host dwelling resulting in an extension of sound design.

The proposal would be a suitably subservient addition and is 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.

Impact on Non-Designated Heritage Asset

Section 16, Paragraph 216 of the NPPF (2024) states “The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage as-set”.

Policy 34 of the HDPF seeks to conserve, sustain and protect the cultural and heritage assets that are within the district. It ensures that development within conservation areas is consistent with the special character of buildings and areas of which they are located within. Areas and buildings that fall under conservation, Listed Building designations or are approximate to them will be protected from inappropriate development which will harm the character and setting of the area / building.

AIM2 of the HBBNP is to protect and conserve the historical interest and character of Horsham. Horsham has many buildings of historic interest and conservation areas which purpose is to protect buildings from being harmed by development that is not in character to the area.

Following consultation with the Council's Design and Conservation Officer, the extension is considered to neatly adjoin the non-listed heritage asset. The proposal is considered to represent a more sensitive approach compared to the existing structure. A condition is recommended to require the submission of details relating to windows, doors, and materials to ensure that these are sympathetic to the character and external appearance of the host building and the Conservation Area.

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: Recommendation Pending

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 **Pre-Commencement Condition**: No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

a) Drawings to a scale not smaller than 1:5 fully describing:

i) new/and/or/replacement windows, external doors, rooflights.

These drawings must show:
- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, arches, lintels, etc
- method of opening
- method of glazing

ii) Roof details including sections through:

- roof ridge
- hips
- valleys
- eaves
- verges
- verges and bargeboards
- flat roof perimeters
- parapets

b) Specification of masonry, brickwork, stonework including material, colour, texture, face bond, components of the mortar, and jointing/pointing profile.

c) Samples or specifications of external materials and surface finishes.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 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/25/1878
Schedule of plans/documents **approved**:

Plan Type	**Description**	**Drawing Number**	**Received Date**
Layout plan	Measured Building Survey	SH/4412 REV A	17.11.2025
Elevation plan	Sections and roof	SH/4412 REV A	17.11.2025
Location & Block plan		01 REV A	17.11.2025
Floor plan	Proposed ground	23 REV F	17.11.2025
Roof plan	Proposed	24 REV B	17.11.2025
Elevation plan	Proposed	26 REV E	17.11.2025
Elevation plan	Proposed	27 REV E	17.11.2025
Section plan	Proposed	28 REV E	17.11.2025
Elevation & Floor plan	Existing	SH/4412 REV A	17.11.2025
Elevation plan	Proposed side	29 REV B	17.11.2025
Floor plan	Existing ground	22 REV A	24.11.2025
Supporting Statement	Heritage	NONE	24.11.2025

DELEGATED

Case Officer sign/initial	JBurrowes	Date:	04/02/2026
Authorising Officer sign/initial	RHERMITAGE	Date:	10.02.2026