



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0015

5 Woodhatch, Southwater, West Sussex, RH13 9TU

DESCRIPTION:

Erection of a single storey side and rear extensions.

RELEVANT PLANNING HISTORY:

DC/19/0964

Erection of a single story extension
above existing garage, conversion
of garage into habitable living space
and erection of a single storey rear
extension

Permitted on 02.07.2019

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 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Southwater neighbourhood development plan (2019 – 2031)

Policy SNP16 - Design

Southwater Parish Design Statement

Horsham District Local Plan (2023-40) (Regulation 19):

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:

Southern Water: No objections.

Arboricultural Officer: No significant arboricultural concerns – recommend informative highlighting the need for pruning consent.

Parish Comments:

Southwater Parish Council: Objection, the flat roof is against the principles of the Southwater Neighbourhood Plan and the proposal is piecemeal in design.

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.

Policy SNP 16 of the Southwater neighbourhood development plan aims to maintain that all development must be of high quality design. In Southwater this means:

- a) Facing buildings with locally sourced materials, or materials equivalent to those that would historically have been sourced locally wherever possible.
- b) Encourage a variety of complementary vernaculars to encourage contextually appropriate design and diversity in our building stock.
- c) Using Secure by Design principles to ensure developments are safe to live in, supported by natural surveillance.
- d) Making sure the design of new development actively responds to other properties in the vicinity ensuring no unacceptable impacts on residential amenity occur.

The side and rear extensions would both be clearly subservient additions to the host building. The rear extension would not be of modest depth which due to the relationship with surrounding land and properties would not be particularly visible. The side extension set an appreciable distance from the front elevation which together with the boundary splay would ensure it does not appear unduly prominent or intrusive.

The proposal would introduce flat roof forms to the building with the Parish Council raising concerns in this regard. The presence of flat roofs would not though be unexpected in a location such as this, and it is noted that similar existing rear extensions in the vicinity of the site include a similar form. In this context and taking into account the limited wider visual impact of the proposed extensions there are no objections in this instance to the inclusion of a flat roofs.

For the above reasons, the proposed extensions would be of the design, form and scale which would be appropriate to the character and appearance of the existing dwelling, and 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.

To the north of the site lies a large oak tree which is well proportioned and offers good public amenity value. The tree is in public ownership and a note to applicant is recommended to advise that any future tree works may require approval from the Council's Parks and Countryside team.

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 extensions and the resulting relationship with adjacent properties would be sufficient to prevent any unacceptable harm to neighbouring amenity, 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 and windows 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).

NOTE TO APPLICANT

The applicant is advised that the oak tree positioned close to the rear boundary of the host property is on public land and any pruning works may need prior consent from the Council's Arboricultural Officer within the Parks and Countryside Team (tel: 01403 215291).

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/26/0015

(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
Roof plan	Existing and proposed	06	07.01.2026
Elevation plan	Proposed	05 REV A	07.01.2026
Floor plan	Proposed ground	04 REV B	07.01.2026
Elevation plan	Existing	03	07.01.2026
Floor plan	Existing	02	07.01.2026
Location plan		01L	07.01.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 16.02.2026

Authorising Officer sign/initial Guy Everest Date: 19.02.2027