



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1006

1 Avebury Close, Horsham, West Sussex, RH12 5JY

DESCRIPTION:

Demolition of the existing rear conservatory and erection of a single storey rear extension. Part garage conversion into habitable living space. Installation of 2no. front dormers, 2no. rear rooflights and 4no. side rooflights. Alterations to fenestration.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 41 - Parking

Neighbourhood Plan:

North Horsham Neighbourhood Plan area was designated, then the area voluntarily withdrew the designation.

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

Policy 19: Development Quality

Policy 20: Development Principles

Policy 25: Parking

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.

Southern Water: Comment

Parish Comments:

No objection

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.

The application seeks planning permission for the demolition of the existing rear conservatory and erection of a single storey rear extension. Part garage conversion into habitable living space. Installation of 2no. front dormers, 2no. rear rooflights and 4no. side rooflights. Alterations to fenestration.

The proposed single storey rear extension would reflect the form, scale and detailing when viewed against the host dwelling and would be sited appropriately within the curtilage of the site. Although the proposed extension would be located where it would be partially visible from a public vantage point, taking into account the design of the extension, the materials to be used and the existing mature boundary screening, it is considered that the proposed single storey rear extension would not have a detrimental impact on the streetscene or the wider location.

The partial conversion of the garage to habitable living accommodation would be accessed internally from the existing dwelling. Although the proposal would result in the loss of the garage door, this alteration is not considered to significantly detract from the appearance of the property or the visual amenities of the street scene. Subject to the use of matching materials, the proposal is considered acceptable in terms of its impact on the character and appearance of the dwelling and the surrounding area.

The proposed front dormers would be clearly subservient additions and are considered to be of an appropriate design, form and scale in relation to the existing dwelling. As such, they would not harm the

character or appearance of either the host property or the wider area, where there are existing examples of dormer extensions. Given their modest size, the dormers would not have a significant adverse impact on the street scene or the character of the surrounding area. The proposed rooflights to the rear (northern) elevation and side (eastern) elevation would sit comfortably within the context of the roofslope.

It is considered that given the mixture of building forms and designs making up the dwellings within the vicinity, and the proposal in its entirety would be clearly subservient to the host dwelling 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.

The proposal would not introduce any significant bulk to the existing dwelling that would result in any adverse harm by way of overshadowing / overbearing, nor introduce any additional opportunity of overlooking any more harmful than the existing arrangement. Therefore, 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 Parking Provision

Policy 41 of the HDPF states that adequate parking and facilities must be provided within developments to meet the needs of anticipated users. Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere or the need for the development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

While the proposal would result in the loss of a potential parking space within the garage, off-street parking would still be available. It would not therefore be anticipated that the proposal would result in displaced cars and additional harmful demand for on street parking which would cause either nuisance or a severe impact on the highway network. The proposal is therefore considered to accord 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 N6 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 plans drawings numbered 1AC-AO-220, 1AC-AP-221, 1AC-AP-222 and 1AC-AP-223 received 06.07.2026.

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/26/1006

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan	Location Plan	NONE	22.06.2026
Block plan	Block Plan	1AC-AP-101	22.06.2026
Site plan	Existing Site Plan	1AC-AP-102	06.07.2026
Floor plan	Existing Ground Floor	1AC-AP-110	06.07.2026
Floor plan	Existing First Floor	1AC-AP-111	06.07.2026
Roof plan	Existing Roof Plan	1AC-AP-115	06.07.2026
Elevation plan	Existing Front Elevation	1AC-AP-200	06.07.2026
Elevation plan	Existing Rear Elevation	1AC-AP-201	06.07.2026
Elevation plan	Existing West Elevation	1AC-AP-202	06.07.2026
Elevation plan	Existing East Elevation	1AC-AP-203	06.07.2026
Site plan	Proposed Site Plan	1AC-AP-105	06.07.2026
Floor plan	Proposed Ground Floor	1AC-AP-130	06.07.2026
Floor plan	Proposed First Floor	1AC-AP-131	06.07.2026
Roof plan	Proposed Roof Plan	1AC-AP-135	06.07.2026
Elevation plan	Proposed Front Elevation	1AC-AP-220	06.07.2026
Elevation plan	Proposed Rear Elevation	1AC-AP-221	06.07.2026
Elevation plan	Proposed West Elevation	1AC-AP-222	06.07.2026
Elevation plan	Proposed East Elevation	1AC-AP-223	06.07.2026

DELEGATED

Case Officer sign/initial Marie Riggs Date: 01.09.2026

Authorising Officer sign/initial RHERMITAGE Date: 07.09.2026