



**Horsham
District
Council**

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1124

5 Derwent Close, Horsham, West Sussex, RH12 4GW

DESCRIPTION:

Erection of a two storey front extension and associated alterations.

RELEVANT PLANNING HISTORY:

None

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

Neighbourhood Plan:

North Horsham Parish Council voluntarily withdrew their parish from the Neighbourhood Development Plan process on 30 July 2018.

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:

HDC Arboriculture: No objection

Parish Comments:

North Horsham Parish Council: 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.

5 Derwent Close is a detached two-storey 4-bed dwelling located at the end southwest corner of a residential cul-de-sac within the Horsham Built Up Area Boundary. Derwent Close consists predominantly of similar detached two-storey dwellings, however there is evidence of variation to front elevation development and front extensions. The host dwelling has a dual pitched roof gabled to the front, with double roman concrete roof tiles. Dark red facing brickwork to elevations. The existing dwelling has a flat-roofed forward projecting single-storey element over a front porch and front part of the integrated garage, which has been part converted internally to provide a workshop. The front curtilage contains a curving driveway (double width) providing sufficient off-street parking for at least 4 cars.

Planning permission is sought for the erection of a two-storey front extension (at the northeast corner of the dwelling) with a front gabled dual pitched roof, set at a lower subservient height than the main house front gable ridge. A mono pitch roof over the forward projecting garage. Materials to include dark red brickwork and double roman concrete roof tiles to match existing dwelling. New white uPVC windows to the front to match existing and front garage space internally converted to a study. The existing side entrance door into the kitchen (east elevation) would become the main entrance to the dwelling, with a side timber frame open porch with mono pitch roof, roof tiles to match existing. Internal configuration would enable a larger kitchen/living space and at first floor the dwelling would retain 4-bedrooms with an additional en-suite bathroom. No additional new side openings are proposed at first floor or ground floor level.

The proposal would result in an additional mass at the front and side however would be a subservient addition overall, and the corner position of the dwelling provides a front curtilage which is sufficiently spacious to accommodate the proposal. The proposed materials would be sympathetic to the existing dwelling. Given existing development and variation to front elevations of dwellings within the surroundings, it is not considered that the proposal would result in harm to the visual amenities of the street scene and wider surroundings. The proposal is considered to be of a scale and nature that would sit comfortably within the character and appearance of the host dwelling and built character of the wider surroundings, in accordance with the above policies.

Arboriculture:

The site falls within the area covered by the Horsham District Council Tree Preservation Order (TPO) No. 0036, Land at Llamas Farm Road/Lambs Farm Road, Horsham. However, there are no trees present within the site curtilage that are of a size or age likely to be covered by the TPO. Furthermore, there are no trees of significant arboricultural merit or landscape value that would be affected by the proposed development. As such, no arboricultural concerns are raised in relation to this proposal.

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.

Though large, the proposed two-storey extension to the front elevation of the dwelling remains relatively in line with the existing building line on this section of the street. Furthermore, the front elevation of the dwelling and its immediate neighbours to the side face south- therefore, given this orientation, neighbouring dwellings would not experience an adverse loss of light / overshadowing and considering the separation distance between the site and the neighbours, also avoids a sense of overbearing. In addition to the above, no new windows are proposed to the side elevation and given the presence of windows to the first-floor front elevation, the proposal would not interduce an increased opportunity of overlooking over and above the existing arrangement.

Therefore, it is considered that the siting and layout of the proposed front extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. It is noted that no neighbouring representations of concern were received.

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 and finishes of the development hereby permitted shall strictly accord with those indicated on the submitted application form and approved plans.

Reason: 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/26/1124

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	14.07.2026
Site plan		PL01	14.07.2026
Block plan	Existing	PL02	14.07.2026
Plans	Existing Roof, Ground and First Floor	PL03	14.07.2026
Plans	Existing Elevations and 3D Images	PL04	14.07.2026
Block plan	Proposed	PL05	14.07.2026
Plans	Proposed Roof, Ground and First Floor	PL06	14.07.2026
Plans	Proposed Elevations and 3D Images	PL07	14.07.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 01.09.2026

Authorising Officer sign/initial Date: