DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1187
22 Forestfield, Horsham, West Sussex, RH13 6DZ

DESCRIPTION:
Erection of a first floor side extension, installation of pitched roof to form extended front porch, replacement of all windows, removal of garage door, installation of bi-fold doors to the rear, installation of obscure glazed window to the side elevation, relocation of existing porch skylight to behind pitched roof, new render and cladding.

RELEVANT PLANNING HISTORY:
None identified.

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

Horsham Blueprint Business Neighbourhood Forum
Policy HB3: Character of Development
Policy HB4: Design of Development

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 Arboricultural: No objection.

Town Council 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.

Policy HB3 of the Horsham Blueprint Business Neighbourhood Plan states that development is expected to preserve and enhance the Character Area in which it is located. The design of new development should take account of local context and reflect the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area. Policy HB4 continues that development is expected to demonstrate a high quality of design, which responds and integrate well with its surroundings.

As part of the application process amended plans were received, amending the pitched roof (with gable end) over the extension to a hipped crown roof, reducing the ridge height. The resulting extension would sufficiently reflect elements of the host building and given the siting of the property and street layout the extended dwelling would not appear cramped or visually intrusive. The related alterations, including a new front pitched roof over the entrance / garage and revised fenestration, represent minor alterations which would not impact on the character or appearance of the locality. The proposal would introduce anthracite composite cladding to the dwelling, which given its siting is considered acceptable in this location, which is not so sensitive that new materials could not be successfully introduced.

It is noted that part of the site falls within TPO/0254, however no protected trees would be affected by the development. The trees proposed for removal at the front of the property are not considered to be of significant arboricultural or amenity value and are not regarded as a constraint to the scheme. Accordingly, the proposal is considered acceptable in arboricultural terms and would preserve the contribution of Leechpool Woods to the character of the area.

Overall, the proposal would 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 siting of the extension and its relationship with the northern neighbour is such that no unacceptable harm would be considered to result from the additional bulk to the dwelling. The northern first-floor

window would relate to an en-suite and would be obscurely glazed, which would be secured through condition. A further condition is recommended to prevent the future insertion of first-floor windows to the northern elevation of the extension.

Overall, it is considered that the proposal would not result in 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 **Pre-Occupation Condition:** No part of the development hereby permitted shall occupied until the first-floor window to the northern elevation of the extension hereby permitted has been fitted with obscured glazing. No part of that window that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

Reason: To protect the privacy of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or Orders amending or revoking and re-enacting the same), no windows or other openings (other than those shown on the approved plans) shall be formed above ground floor level in the northern elevation of the extension hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: To protect the amenities of adjoining residential properties from loss of privacy and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved plans.

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/26/1187

(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
Location & Site plan		TQRQM26106202901944	27.07.2026
Block plan		TQRQM26106203803646	27.07.2026
Elevation plan	Existing	RH136DZ-003 REV 1	27.07.2026
Roof plan	Existing	RH136DZ-004 REV 1	27.07.2026
Floor plan	Existing Ground and First	RH136DZ-005 REV 1	27.07.2026
Elevation plan	Proposed	RH136DZ-006 REV 2	01.09.2026
Roof plan	Proposed	RH136DZ-007 REV 2	01.09.2026
Floor plan	Proposed Ground and First	RH136DZ-008 REV 2	01.09.2026
Section plan	Existing and Proposed A-A	RH136DZ-009 REV 2	01.09.2026
Plans	Drainage	RH136DZ-010 REV 1	27.07.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 05/10/2026

Authorising Officer sign/initial Guy Everest Date: 12.10.2026