# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1224
4 New Cottages, High Street, Partridge Green, West Sussex, RH13 8HU

DESCRIPTION:
Demolition of existing conservatory and erection of a single storey rear extension.

RELEVANT PLANNING HISTORY:

| | | |
|---|---|---|
| WG/3/80 | Extension | Application Permitted on 19.02.1980 |

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

**2019 - 2031 West Grinstead Parish Neighbourhood Plan**
Policy 6: Housing

**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**: Requests that if consent is granted a condition is attached to secure measures to be undertaken to protect public sewers (which crosses to the immediate rear of the original dwelling footprint).

Parish Comments:
Recommendation that permission should be given for 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:
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 6 promote a variety (size and type) of suitable housing that reflects the needs of the Parish, whilst seeking to protect, enhance and sustain the rural character of the Parish and its environment.

The application site relates to a mid-terraced dwelling located on the High Street, Partridge Green, within the built-up boundary area. The surrounding street scene is characterised by traditional terraced and semi-detached dwellings of a similar appearance, many of which have been altered and extended over time.

The extension would create an open-plan kitchen/dining area in place of the existing separate kitchen and conservatory arrangement. The design incorporates large folding doors and roof lanterns to maximise natural light. Located to the rear of the property and constructed in materials to match the existing dwelling, the extension would appear as a sympathetic addition that would preserve the character and appearance of the host dwelling and surrounding area.

The proposal would be a clearly 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.

The extension would introduce additional bulk and mass along the shared side boundary, which is currently marked by an uncharacteristic low boundary treatment to the rear of a lightweight conservatory structure which is similar on both adjoining properties. It is though considered that the internal configuration of the neighbouring property, the existing arrangement to the rear which partly encloses side and rear facing windows, and the depth of the rear gardens is such that the additional bulk and mass would not result in unacceptable impacts to neighbouring amenity.

The single-storey nature of the extension and the siting of window openings would not lead to any intrusive overlooking to neighbouring properties or land, and no unacceptable loss of privacy would therefore result.

Overall, 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, 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.

**Other Considerations**

A public sewer crosses the application site beneath the existing and proposed extension. It is noted that Southern Water has suggested that details of measures to protect the sewer should be secured through condition. It is though considered that this matter would be directly addressed through the Building Regulations and does not need to be duplicated through the planning process. An informative is instead recommended to advise the applicant of the sewer, and that Southern Water has noted that an investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable to allow building over / close-to the sewer.

**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 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 a public sewer crosses the application site beneath the existing and proposed extension. The building over a “public sewer” is not normally permitted by Southern Water and would need to be addressed through the Building Regulations.

Southern Water has advised that an investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable to allow building over / close-to the sewer. The conditions and application associated with the build-over/close-to a public sewer are available at Southern Water's Get Connected service: https://developerservices.southernwater.co.uk.

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.

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**Plans list for: DC/26/1224**

(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 & Block plan | | 04 | 17.08.2026 |
| Plans | Existing Ground Floor and Elevations | 01 | 31.07.2026 |
| Plans | Proposed Ground Floor, Section and Elevations | 01 | 31.07.2026 |
| Block plan | | 04 | 31.07.2026 |

**DELEGATED**

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

Authorising Officer sign/initial Guy Everest Date: 12.10.2026