



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0036

1 Masons Way, Codmore Hill, West Sussex, RH20 1DZ

DESCRIPTION:

Variation of Condition 1 of previously approved application DC/25/0684 (Erection of a single storey rear extension, and two storey side extension to form family annex) to increase height of annex.

RELEVANT PLANNING HISTORY:

DC/25/0684	Erection of a single storey rear extension, and two storey side extension to form family annex.	Application Permitted on 29.07.2025
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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:

No Neighbourhood Plan

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

Policy 19: Development Quality

Policy 20: Development Principles

Policy 46: Ancillary Accommodation

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:

None

Parish Comments:

Members resolved to support this application.

Representations:

1x representation has been received, supporting the application for the following reasons: -

- Made comments to the roof style would be less obtrusive and impactful on the street scene, and more in keeping with Sussex style if it were half hipped.

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.

1 Masons Way is a detached dwelling within the built-up area boundary of Pulborough. The proposal seeks for the amendment to previously approved plans of DC/25/0684 for the erection of a single storey rear extension, and two storey side extension to form family annex. The proposal is applying for the increase in roof height to the annex for the creation of more head space in the first floor.

In line with Horsham District Council's guidance on annexes, the proposal maintains a clear physical and functional relationship with the host dwelling. The annexe remains internally connected to the main house, shares existing services, and does not include a separate postal address, parking provision, or private curtilage. The development therefore continues to meet the Council's definition of an ancillary residential annexe and would not result in the formation of a separate planning unit.

Paragraph 135 of the National Planning Policy Framework (NPPF, 2024) requires new development to be sympathetic to local character while allowing for appropriate innovation. Although the amended scheme includes an increase in roof height, the resulting scale and appearance remain proportionate to the host dwelling and are in keeping with the varied residential form within the area. The proposal would sit comfortably within the street scene and would not give rise to visual harm or the perception of overdevelopment.

The proposed development is therefore considered acceptable in terms of its scale, design, and relationship with the host dwelling, and complies with Policy 33 of the Horsham District Planning Framework (2015), the Council's annexe guidance, and the provisions of the NPPF (2024).

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 separation from neighbouring properties, along with the generous plot size, ensures that the increased roof height would not result in an overbearing impact or lead to a cramped relationship with surrounding dwellings. The design continues to respect the established character of Masons Way and would preserve the visual amenities of the locality.

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.

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 193 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 must be commenced by the 29.07.2028.

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 application form and 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).

- 4 **Regulatory Condition:** The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 1 Masons Way as a dwelling and shall not be used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation may give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to 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/26/0036

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Floor plan	Proposed roof	A.101 REV B	12.01.2026
Elevation plan	Proposed	A.201 REV B	12.01.2026
Section plan	Proposed	A.301 REV B	12.01.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 17/02/2026

Authorising Officer sign/initial RHERMITAGE Date: 09.03.2026