



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0038

45 Rusper Road, Horsham, West Sussex, RH12 4BA

DESCRIPTION:

Erection of a single storey rear extension and garage conversion.

RELEVANT PLANNING HISTORY:

DC/15/1002	Erection of rear first floor extension	Application 26.06.2015	Permitted	on
HU/41/86	2 storey extension to dwelling and erection of a double garage (From old Planning History)	Application 10.03.1986	Permitted	on

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 45 - Parking

North Horsham neighbourhood planning

Voluntary withdrawal of designation: 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

Policy 25: Parking

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.

Parish Comments:

No objection.

Representations:

X1 objection received to initial plans due to the side door into the utility room. The applicants agreed to remove the door and objection was resolved.

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.

45 Rusper Road is a detached dwelling located within the built-up area of Horsham. The proposal comprises the erection of a single-storey rear extension and the conversion of the existing garage. The scale and form of the proposed extension are modest and subordinate to the host dwelling, ensuring that the original character of the property remains clearly legible. The proposed extension is for the use as a large, open plan kitchen and dining area with a utility room. The use of matching materials is considered appropriate.

The existing garage is located within the rear garden of the dwelling. From a review of available mapping evidence, including Google Maps, it appears that the structure does not benefit from vehicular access, as access is restricted by fencing along the boundary between the dwelling and neighbouring properties. The proposal seeks to convert the garage into a games room and study. The conversion would utilise matching materials. The garage doors are to be removed and replaced with windows, with the installation of windows and doors on the south and west elevation.

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 proposed single-storey rear extension and the conversion of the existing detached garage are not considered to result in an unacceptable impact on neighbouring residential amenity. The extension is modest in scale, single-storey in height, and positioned to the rear of the dwelling. It would not give rise to significant overlooking, loss of privacy, or overshadowing to adjoining properties.

The conversion of the garage to a games room and study would be ancillary to the main dwelling and, given the use of matching materials and absence of external alterations of concern, would not appear overbearing or harmful to neighbouring outlook. Overall, the proposal would preserve acceptable living conditions for neighbouring occupiers.

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

Policy 41 of the HDPF states that 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.

The proposal would not result in an unacceptable impact on parking provision. The existing detached garage is located within the rear garden of the property and does not benefit from vehicular access due to boundary fencing. As such, the garage does not function as a usable parking space in its current form. The proposed conversion would therefore not result in the loss of an active parking space or increase pressure on on-street parking.

It is considered that the highways impact of the proposal is acceptable and would 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 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 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, windows and roofs 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).

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/26/0038

Schedule of plans/documents approved:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Proposed	PSD/2025/704 REV A02	03.02.2026
Location & Block plan		PSD/2025/704 REV A04	12.01.2026
Elevation & Floor plan	Existing	PSD/2025/704 REV A01	12.01.2026
Elevation & Floor plan	Existing and proposed garage	PSD/2025/704 REV A03	12.01.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 05/03/2026

Authorising Officer sign/initial RHERMITAGE Date: 09.03.2026