Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0923
Woodpecker Cottage & Kingfisher Cottage, Malthouse Lane, Ashington, West Sussex, RH20 3BU

DESCRIPTION:
Erection of a two-storey rear extension.

RELEVANT PLANNING HISTORY:

DC/19/1788	Erection of 7no dwellings comprising a mixture of detached and semi-detached properties, with associated parking and landscaping works.	Application 26.05.2020	Permitted
DC/21/0431	Variation of condition 1 of planning permission DC/19/1788 (Erection of 7no dwellings comprising a mixture of detached and semi-detached properties, with associated parking and landscaping works). Amendments to site layout / boundaries, fenestration and internal layouts.	Application 11.06.2021	Permitted
DISC/21/0101	Approval of details reserved by conditions 3(a), 4, 5, 6, 7, 9, 10 and 14 on approved application DC/21/0431.	Application 02.11.2021	Permitted
DC/21/1706	Erection of 3no detached garage/carports to serve previously approved dwellings on site.	Application 26.11.2021	Permitted
DC/21/2503	Variation of condition 1 of previously approved application DC/21/0431 (Variation of condition 1 of planning permission DC/19/1788 (Erection of 7no dwellings comprising a mixture of detached and semi-detached properties, with associated parking and landscaping works). Amendments to site layout / boundaries, fenestration and internal layouts.) to allow for the creation of 2no dormer windows to the rear of 'Cottages 3 and 4' and a single storey extension to the master suite of 'The Barn'.	Application 11.02.2022	Permitted
DISC/22/0161	Approval of details reserved by conditions 12, 13 and 23 to approved application DC/21/2503.	Application 18.05.2023	Permitted
DISC/22/0362	Approval of Details Reserved by Condition 17 to approved application DC/21/2503.	Application 18.05.2023	Permitted

DESCRIPTION OF THE SITE

The application site consists of a pair of semidetached two storey dwellings, located within a relatively new build residential development area located outside the Ashington BUAB and therefore a countryside location for planning purposes.

DESCRIPTION OF THE APPLICATION

The application proposes a two storey rear extension with dual pitched roofing which is to be gabled at the rear for each dwelling. The proposal would allow each dwelling to create an additional third bedroom at the first floor and to provide additional living space to the ground floor. Render and tile hanging to match existing. Plain clay tiles to match existing. Glazing at the rear and sides to match existing and with timber flush French doors and powder coated aluminium sliding doors.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 40 - Sustainable Transport
Policy 41 - Parking

Ashington Neighbourhood Plan (2019-2031)
Policy ASH4: Local Heritage Assets
Policy ASH5: Landscaping and Countryside Access

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: No Objection

Great Crested Newts Advisor (NatureSpace): Informative Advised

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:
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:

Design and Appearance

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that extensions should not be disproportionate to the size of the existing dwelling, and should be in keeping with the scale and character of the existing dwelling. The policy also states that the cumulative impact of existing extensions will be taken into account.

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.

Ashington Parish Policy ASH4: Local Heritage Assets states development proposals affecting local heritage assets, either directly or indirectly, should respect the significance of the local context of the asset as well as the positive contribution that the heritage asset makes to local character and distinctiveness. Ashington Parish Policy ASH5: Landscaping and Countryside Access states that development which abuts open countryside must not create a hard edge and should provide an appropriate landscape buffer.

The application site consists of a pair of semi-detached two storey dwellings. The application proposes a two-storey rear extension with dual pitched roofing which is to be gabled at the rear for each dwelling. The proposal would allow each dwelling to create an additional third bedroom at the first floor and to provide additional living space to the ground floor. Render and tile hanging to match existing. Plain clay tiles to match existing. Glazing at the rear and sides to match existing and with timber flush French doors and powder coated aluminium sliding doors.

The proposal would add additional mass and form to the dwellings however are considered to be additions 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.

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

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a

Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

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.

Great Crested Newts

The application site lies in the red impact zone as per the modelled district licence map, which indicates that there is highly suitable habitat for GCN within the area surrounding the application site. The Councils Newt advisors have been consulted and consider however that there is a low risk that great crested newts (GCN) may be present at the application site. Horsham District Council considers it to be unreasonable to require the applicant to submit a survey because this could be considered disproportionate to the scale and the likely impacts of the development. A recommended advisory is attached should permission be granted noting that anyone undertaking this development should be aware that GCN and their resting places are protected at all times by The Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended).

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

- The development qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusion

The proposal is considered, with conditions and advisories as below, 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 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).

NOTE TO APPLICANT

Great Crested Newts (NatureSpace) – Advisory

There is a low risk that great crested newts (GCN) may be present at the application site. Horsham District Council considers it to be unreasonable to require the applicant to submit a survey because this could be considered disproportionate to the scale and the likely impacts of the development. However, the application site lies in the red impact zone as per the modelled district licence map, which indicates that there is highly suitable habitat for GCN within the area surrounding the application site. Therefore, anyone undertaking this development should be aware that GCN and their resting places are protected at all times by The Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Planning permission for development does not provide a defence against prosecution under this legislation or substitute the need to obtain a protected species licence if an offence is likely. If a GCN is discovered during site preparation, enabling or construction phases, then all works must stop until the advice of a professional/suitably qualified ecologist and Natural England is obtained, including the need for a licence.

The following recommendations are provided to further reduce the likelihood of impacts on this species:

- Any trenches left overnight should be covered or provided with ramps to prevent GCN from becoming trapped.
- Any building materials such as bricks, stone etc. should be stored on pallets to discourage GCN from using them as shelter.
- Any demolition materials should be stored in skips or similar containers rather than in piles on ground.

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/25/0923

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Proposed	2025.461.02	03.06.2025
Location plan		2025.461.03	03.06.2025
Block plan		2025.461.04	03.06.2025
Elevation & Floor plan	Existing	2025.461.01	03.06.2025

DELEGATED

Case Officer sign/initial	Steve Astles	Date:	11.09.2025
Authorising Officer sign/initial	RHERMITAGE	Date:	12.09.2025