



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0615

245 Crawley Road, Horsham, West Sussex, RH12 4HF

DESCRIPTION:

Erection of a part single-storey, part two-storey extension.

RELEVANT PLANNING HISTORY:

DC/16/2167	Single storey side extension following demolition of existing structure	Application Permitted on 14.11.2016
DC/14/0652	Two storey extension to rear with pitched roof to front	Application Permitted on 14.05.2014
HU/669/72	Utility room. (From old Planning History)	Application Permitted on 05.12.1972
HU/32/58	Addition of kitchen and bathroom (From old Planning History)	Application Permitted on 07.03.1958

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 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 41 - Parking

Horsham Blueprint Business Neighbourhood Plan 2019-2036

Policy HB3: Character of development

Policy HB4: Design of development

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

Policy 9: Water Neutrality

Policy 17: Green Infrastructure and Biodiversity

Policy 19: Development Quality

Policy 20: Development Principles

Policy 25: Parking

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:

Southern Water: No objection / advisory

Parish Comments:

North Horsham Parish Council: No objection, but Members understand there is a business that runs from the property currently

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:

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.

245 Crawley Road is a semi-detached 3-bed two-storey dwelling which has been previously extended to the side (northeast) with a flat-roofed single-storey side and rear projections and a flat roofed first-floor side extension. The neighbouring dwelling within the pair (no. 243) has been previously extended to the rear with a two-storey flat roofed extension.

Planning permission is sought for the erection of a part two-storey and part single-storey extension. The first-floor extension would essentially infill the space between the existing first floor side extension, and the neighbouring rear extension. This would create a substantial flat roofed wrap around element which is not particularly sensitive to the host building. In views from adjoining properties and land, including from Coney Croft to the rear, the first-floor extension would though be seen against the backdrop of the original semi-detached pair and in conjunction with the existing rear projection to the neighbour. It is considered that taking into account the existing arrangement, with flat roofed projections to the side of the host building and rear of the neighbouring property, that the proposed form and design would not be particularly harmful.

The ground floor extensions would create a substantial projection but would be clearly subservient to the two-storey element of the building and would not be unduly visible from adjoining properties or land. The extension would be seen alongside and in conjunction with substantial additions to the neighbouring property and would relate sufficiently well to the siting of neighbouring development.

It is considered that in this location 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 the siting and layout of the proposed extensions and their resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. The proposal would not create any views over adjoining properties and land which would be unusual or unexpected in a residential location such as this, and the presence of rooflights would not (given the domestic use of the property) be expected to create significant potential for harmful light spill.

It is noted that a representation has suggested that a business is currently run from the property. The proposal would not amount to a material change of use of the site, and there is no evidence to suggest that any commercial activity at the site would go beyond what would be considered 'working from home'. If any complaints arose in the future regarding the level of activity taking place at the site they could be investigated by the Council's Compliance Team.

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 **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/26/0615

(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
Supporting Statement	PLANNING	NONE	15.04.2026
Location plan		NONE	15.04.2026
Location plan		NONE	15.04.2026
Elevation & Floor plan	EXISTING	1	15.04.2026
Elevation & Floor plan	PROPOSED FLOOR AND REAR ELEVATION	1	15.04.2026
Elevation plan	PROPOSED	2	15.04.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 02.06.2026

Authorising Officer sign/initial Guy Everest Date: 10.06.2026