Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/2016
37 Fawn Rise, Henfield, West Sussex, BN5 9EZ

DESCRIPTION:
Erection of a single storey side and rear extension and installation of new fenestration.

RELEVANT PLANNING HISTORY:

DC/23/1682	Erection of a single storey rear and side extension and conversion of window to door with juliette balcony.	Application Permitted on 03.11.2023

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

Henfield Neighbourhood Plan 2017-2031:
Policy 12: Design Standards for New Development

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Quality
Policy 20: Development Principles

Parish Design Statement:

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:
1 representation has been received, objecting to the application for the following reasons: -

- The proposed extension does not reflect the established architectural style of Fawn Rise. All dwellings within the estate follow a consistent design and material palette, and the introduction of dark/black cladding is not in keeping with this character.
- The plans indicate that the existing brick boundary wall near the rear gate would be replaced by an external wall finished in dark cladding. Brick is the predominant boundary material throughout Fawn Rise, and the proposed cladding would appear out of place and visually discordant.
- The dark cladding would be visually imposing due to its colour, position on the shared boundary, and proximity to the neighbouring house. It would be clearly visible from the dining room window, French doors, and rear garden, resulting in an increased sense of enclosure.
- Fawn Rise is defined by generous spacing between properties and a strong sense of openness. The proposal reduces the separation between the two dwellings to approximately 1.5m, undermining this characteristic spatial pattern and introducing a sense of overcrowding. The reduced gap between buildings would erode the established open layout of the estate and adversely affect the relationship between the two properties.

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 a site visit and 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 12 of the HNP advocates for new development be of sound design and reflective of the character of the area. It aims to protect against inappropriate development by ensuring the design, scale, layout and massing of development is appropriate to the immediate area.

The application seeks planning permission for the erection of a single storey side and rear extension and installation of new fenestration. Amended plans have been received to address the concerns raised within the objection.

While it is noted the proposed extension would be clearly visible from a public vantage point, it is considered that the single storey side and rear extension would reflect the form, scale and detailing of the existing building, appearing as coherent and sympathetic addition with sufficient separation retained around the extended building and site boundaries. The single-storey addition illustrates a suitable level of subservience to that of the main dwelling and would incorporate roof forms sympathetic to the existing built form. It is considered that given the mixture of building forms and designs making up the dwellings within the vicinity the proposed works would not have a detrimental impact on the host property.

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.

It is considered that due to the separation distances involved in relation to neighbouring properties that the proposal would not result in any unacceptable harm to neighbouring amenity and would ensure that overshadowing or overlooking are minimised preserving the reasonable enjoyment of adjacent properties, and the nature and scale of the development would not be of a magnitude which would lead to sustained loss of amenity.

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

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence ‘by March 2026’. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England’s formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

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 Matters

While planning permission was previously granted under reference DC/23/1682, the agent has confirmed that there is no intention to implement that consent. The current application is submitted as an alternative scheme, and the assessment below relates solely to the merits of this revised proposal.

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 to be used in the development hereby permitted shall strictly accord with those indicated on the approved proposed elevations plan drawing numbered AT-084-P12 REV B received 27.01.2026.

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).

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/25/2016

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Proposed Street Scene	AT-084-P17 REV A	27.01.2026
Location plan	Location	AT - 084 - P01	05.12.2025
Site plan	Existing	AT - 084 - P02	05.12.2025
Floor plan	Existing Ground	AT - 084 - P03	05.12.2025
Roof plan	Existing	AT - 084 - P04	05.12.2025
Elevation plan	Existing	AT - 084 - P05	05.12.2025
Elevation plan	Existing	AT - 084 - P06	05.12.2025
Section plan	Existing	AT - 084 - P07	05.12.2025
Plans	Existing Street Scene	AT - 084 - P08	05.12.2025
Site plan	Proposed	AT - 084 - P09 REV B	27.01.2026
Floor plan	Proposed Ground	AT - 084 - P10 REV B	27.01.2026
Roof plan	Proposed	AT - 084 - P11 REV B	27.01.2026
Elevation plan	Proposed	AT - 084 - P12 REV B	27.01.2026
Elevation plan	Proposed	AT - 084 - P13 REV B	27.01.2026
Section plan	Proposed	AT - 084 - P14 REV B	27.01.2026

DELEGATED

Case Officer sign/initial Marie Riggs Date: 16.02.2026

Authorising Officer sign/initial RHERMITAGE Date: 16.02.2026