



**Horsham
District
Council**

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0554

The Pathway, Rectory Lane, Pulborough, West Sussex, RH20 2AE

DESCRIPTION:

Erection of a single storey side extension.

RELEVANT PLANNING HISTORY:

None

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 34 - Cultural and Heritage Assets

Policy 40 - Sustainable Transport

Policy 41 - Parking

Pulborough Neighbourhood Parish:

Policy 15: Design

Policy 16: Water Neutrality

Pulborough Parish Design Statement

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

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:

HDC Conservation: No objection

Southern Water: No objection / advisory

Parish Comments:

Pulborough Parish Council: Support

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.

Policy 34 of the HDPF recognises the importance of heritage assets and requires that proposals make reference to the significance of heritage assets by making a positive contribution to the character and distinctiveness of the area, ensuring that development is consistent with the special character of those areas.

The Pathway is a detached two storey dwelling located on a residential road (Rectory Lane) within the Pulborough (Church Place) Conservation Area and Built-Up Area Boundary. The property is set back from the highway and features plain clay tiled pitched roofing, facing brickwork to elevations, and double glazed white upvc windows. The property has an existing flat roofed garage located within the front curtilage between the dwelling and Rectory Lane.

Planning permission is sought to erect a single-storey side extension to the west side elevation to create a shower room. The side extension would be set back from the front elevation, maximum width 2135mm, depth 3550mm. The roof is to be pitched to the front (north) and side (west) with roof tiles to match the main roof and a small lead covered flat roof section behind. Facing bricks to the elevations to match the dwelling. Opaque glazed upvc window to the front and side.

The proposal would be a clearly subservient addition and would maintain a separation from the side boundary, overall due to its size and location would not result in harm to the setting of the conservation area. The proposal is considered to be of a design, form and scale 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

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 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/26/0554
Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date

Location & Block plan	Existing	1.01 REV A	13.04.2026
Plans	TOPOGRAPHICAL SURVEY	1.01	31.03.2026
Floor plan	EXISTING FLOOR AND ROOF	1.03	31.03.2026
Elevation plan	EXISTING	1.04	31.03.2026
Location & Block plan	Proposed	3.01	31.03.2026
Layout plan	PROPOSED	3.02	31.03.2026
Floor plan	PROPOSED FLOOR AND ROOF	3.02	31.03.2026
Elevation plan	PROPOSED	3.04	31.03.2026
Design & Access Statement	DESIGN ACCESS AND HERITAGE	NONE	31.03.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 01.06.2026

Authorising Officer sign/initial RHERMITAGE Date: 08.06.2026