



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0890

Broadmead, Newbridge Road West, Billingshurst, West Sussex, RH14 9LS

DESCRIPTION:

Erection of single storey side and rear extension and removal of chimney stack.

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 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Billingshurst Parish Neighbourhood Plan 2019-2031:

BILL 2: Housing Design and Character

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

Policy 19: Development Quality

Policy 20: Development Principles

Policy 45: Replacement Dwellings and House Extensions in the Countryside

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 objector raised concerns that the proposed extension, particularly the height and form of the pitched roof, would result in an unacceptable loss of daylight and increased overshadowing to the adjoining property and garden, especially during the winter months.

Concerns were also expressed regarding the scale and massing of the extension, which it is claimed would appear overbearing and create a sense of enclosure along the shared boundary. The objector further considers that the proposal would adversely affect the usability and enjoyment of their garden and outdoor amenity space and therefore conflicts with local design and residential amenity policies. The objector requests either refusal of the application or amendments to reduce the roof height.

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

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.

Policy BILL2 of the NP states that development should be guided by the Parish Design Statement and, amongst other criteria, reflect the scale and local vernacular of the surrounding buildings and use materials that are in keeping with existing buildings.

The application seeks planning permission for the erection of single storey side and rear extension. Amended plans have been received to address the concerns raised within the neighbour objection. The proposed single storey rear and side extension would be a subservient addition to the host building and would sufficiently reflect the existing form and detailing, appearing as a coherent and sympathetic addition. The proposal would not be particularly visible from a public vantage point, and it is considered that given the mixture of building forms and designs making up the dwellings within the vicinity, the

proposed extension would not have a detrimental impact on the host property or the countryside location.

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.

Neighbouring objections relating to resultant amenity harm are acknowledged. The proposed extension would occupy a similar, though smaller, footprint to that of the existing cluster of existing extensions to the rear of the dwelling, which comprise a part-pitched roof with flat roofed elements. The proposed addition would feature a crowned hipped roof some 0.25m higher than the highest part of the existing pitched roof elements- though, would encompass the entirety of the roof of the extension as opposed to sections of it by comparison. As such, it is appreciated that the neighbour may well perceive an increase in built form over and above the existing arrangement. However, as above, the extension occupies a smaller footprint, with a small 3.8m wide portion of the extension being set close to the shared boundary. Furthermore, the rear elevations of both the application site and neighbouring dwelling face south- therefore, both naturally benefit from a generous in-take of natural light. The overall modest increase in height to this portion of the extension would not appreciably result in an adverse loss of natural light / overshadowing that would warrant refusal

Overall, 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 over and above the existing arrangement.

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 N6 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 to be used in the development hereby permitted shall strictly accord with those indicated on the approved proposed plans and elevations plan drawing numbered 2.02 REV A received 21.08.2026.

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/26/0890

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location & Block plan	Existing	1.00	01.06.2026
Plans	Topographical survey	1.01	01.06.2026
Elevation & Floor plan	Existing	1.02	21.07.2026
Location & Block plan	Proposed	2.00 REV A	21.08.2026
Elevation & Floor plan	Proposed	2.02 REV A	21.08.2026

DELEGATED

Case Officer sign/initial Marie Riggs Date: 09.09.2026

Authorising Officer sign/initial RHERMITAGE Date: 14.09.2026