



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0513

West Lloyts, Lock Lane, Partridge Green, West Sussex, RH13 8EF

DESCRIPTION:

Erection of a first-floor front extension.

RELEVANT PLANNING HISTORY:

None identified.

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 28 - Replacement Dwellings and House Extensions in the Countryside

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

2019 - 2031 West Grinstead Parish Neighbourhood Plan

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:

None.

Parish Comments:

Made comments in support of the application.

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:

The application has been assessed on the basis of 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.

The application site relates to a detached dwelling located along Lock Lane within the rural area of Partridge Green. The site is neighbouring one dwelling, Llyots Farm and Farmhouse, and is set within a generous plot. The site lies outside the built-up area boundary of Partridge Green.

The proposed development comprises a first-floor front extension positioned above an existing single-storey element. The extension is modest in scale and remains proportionate to the host dwelling, with a design which would integrate into the existing without appearing dominant or visually intrusive. The proposal is therefore 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 in accordance 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.

The proposed extension is located to the front of the dwelling and is positioned above an existing built footprint, meaning the relationship with neighbouring properties would not be materially altered. The surrounding dwellings are well spaced within generous plots, which reduces the potential for adverse impacts.

Whilst the neighbouring property includes a window within its side elevation, it is understood that this serves a non-habitable space, specifically a first-floor landing. In this context, the proposed extension would not result in any material loss of outlook or give rise to an overbearing impact. The scale of the extension is modest and does not introduce additional bulk beyond the established proportions of the dwelling.

The front window would not create intrusive views of neighbouring properties or land. A condition is recommended to require the first-floor side window be obscurely glazed, and this would prevent any overlooking being introduced to the flank window to the neighbouring property.

Overall, the development would not give rise to any unacceptable impacts on neighbouring amenity and is in accordance with the above policy 33.

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).
- 4 **Regulatory Condition:** The first-floor window opening to the side elevation, as indicated on the approved plans, shall be fitted with obscured glazing. Once installed the obscured glazing shall be retained permanently thereafter.

Reason: To protect the privacy of adjacent occupiers 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/26/0513

(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
Location plan		2604/01	25.03.2026
Floor plan	EXISTING	2604/02	25.03.2026
Floor plan	PROPOSED	2604/03	25.03.2026
Elevation plan	EXISTING	2604/04	25.03.2026
Elevation plan	PROPOSED	2604/05	25.03.2026
Block plan		2604/06	25.03.2026
Supporting Docs	COVER LETTER	NONE	25.03.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 19/05/2026

Authorising Officer sign/initial Guy Everest Date: 20.05.2026