

PLANNING STATEMENT

Address: 9 Easton Crescent, Billingshurst, West Sussex, RH14 9TU
Previous Application: DC/26/0819 (Refused 13.07.2026)
Local Planning Authority: Horsham District Council
Proposal: Erection of a part first floor side and front extension, single storey rear extension, conversion of garage into habitable living space and new and altered fenestration (revised scheme)

1. Introduction

This Planning Statement is submitted in support of a revised householder planning application for 9 Easton Crescent, Billingshurst, following the refusal of application DC/26/0819 on 13th July 2026.

The previous application was refused for two reasons: first, that the design of the proposed first floor extension was considered to appear as an incongruous and visually discordant addition, out of context with the character and appearance of the host dwelling and wider area, contrary to Policy 33 of the Horsham District Planning Framework (HDPF) 2015; and second, that the first floor extension would give rise to unacceptable overlooking of the private residential amenity space serving No.8 Easton Crescent, contrary to Policy 33(2) of the HDPF.

This Statement demonstrates how the revised scheme has been specifically amended to directly address both reasons for refusal, and that the proposal should now be considered acceptable and supportable for approval.

2. Response to Reason for Refusal 1: Character and Appearance

The first reason for refusal related solely to the design of the first floor extension, specifically the gambrel roof form, which Officers considered introduced "a roof form not present within the street or wider surrounding area" and therefore appeared "uncharacteristic and out of context in this setting." The Officer's Report did not object to the principle or scale of a part first floor extension, nor to its degree of subservience to the main roof ridge, which was expressly acknowledged as appropriate.

In direct response, the gambrel roof form has been removed from the revised scheme in its entirety and replaced with a twin gable design that matches the established roof form of No.10 Easton Crescent. This ensures the extension reflects a design already present and recognised within the immediate street scene, rather than introducing an unprecedented form as previously proposed. This directly responds to Policy 33 of the HDPF, which seeks development that relates sympathetically to its built surroundings, and to Policy 2 of the Billingshurst Neighbourhood Plan and the Parish Design Statement, which encourage development to reflect the scale and local vernacular of surrounding buildings.

The Officer's Report also identified that the extension would be "overtly conspicuous" given the varied building line and the site's position forward of the principal elevation of No.8. The revised scheme addresses this by removing the ground floor element of the extension entirely: whereas the original proposal extended the ground floor forward and increased the footprint at the front of the property, the footprint now no longer projects beyond the existing garage. The first floor addition sits directly above the existing ground floor garage, forming a new front gable feature rather than a forward-projecting mass. By removing the ground floor extension and no longer increasing the footprint at the front of the dwelling, the revised scheme reduces the visual prominence and massing of the extension as viewed from the street, softens its relationship with the front building line, and ensures that views along the cul-de-sac are not restricted.

Taken together, the removal of the previously objected-to roof form, its replacement with a design already established within the street — as seen on No.10 Easton Crescent — and the removal of the ground floor extension altogether collectively and directly resolve the design concerns raised in Reason for Refusal 1. The revised extension now relates sympathetically to its surroundings, consistent with the requirements of Policy 33 of the HDPF.

3. Response to Reason for Refusal 2: Neighbouring Amenity

The second reason for refusal related to the two new first floor side (northwest elevation) windows proposed to serve bedrooms in the refused scheme. Officers considered that these windows would introduce new overlooking of the front amenity space of No.8 Easton Crescent, over and above the existing obscure-glazed en-suite window already present at first floor level, resulting in unacceptable harm to neighbouring amenity contrary to Policy 33(2) of the HDPF.

In direct response, both first floor side windows have been removed from the revised scheme in their entirety. No new first floor openings are proposed on the northwest elevation facing No.8 Easton Crescent. The bedroom accommodation served by these windows in the previous scheme has been reconfigured to rely on alternative outlooks, removing the source of overlooking identified by Officers.

As the specific element found to cause harm has been removed, the revised scheme no longer gives rise to any increased opportunity for overlooking of the private amenity space serving No.8 Easton Crescent at first floor level. The proposal is therefore considered to accord with Policy 33(2) of the HDPF, which permits development that does not cause unacceptable harm to the amenity of occupiers of nearby properties.

All other elements of the scheme, the single storey rear extension, the conversion of the garage into habitable living space, and the ground floor fenestration changes which the Officer's Report raised no objection to in principle are retained and unaltered from the previously assessed scheme.

4. Other Material Considerations

The Officer's Report on the previous scheme raised no objection in respect of Water Neutrality (Policy 31 of the HDPF). Following Natural England's withdrawal of its Water Neutrality Position Statement on 31 October 2025, no bespoke conditions or obligations are required to demonstrate water neutrality, and this position is unaffected by the revised scheme.

The application remains exempt from the statutory requirement to demonstrate a 10% Biodiversity Net Gain under the Biodiversity Gain Requirements (Exemptions) Regulations 2024, as a householder application. Southern Water raised no objection to the previous scheme, subject to a condition, which is unaffected by the revised design. No representations were received from Billingshurst Parish Council or third parties on the previous application, and the revised scheme does not introduce any new matters likely to give rise to objection.

5. Conclusion

This Statement has demonstrated that the revised scheme provides a direct and comprehensive response to both reasons for refusal set out in the Officer's Report for application DC/26/0819. The gambrel roof form has been removed and replaced with a design already established within the street scene, and the front ground floor extension has been withdrawn entirely, resolving the concerns over visual prominence and massing. All other elements of the scheme, to which Officers raised no objection in principle, remain unchanged.

The revised proposal therefore overcomes both reasons for refusal and accords with Policies 33 and 33(2) of the Horsham District Planning Framework (2015). On this basis, the Council is respectfully requested to grant planning permission.