DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1267
17 The Crescent, Horsham, West Sussex, RH12 1NA

DESCRIPTION:

Demolition of existing single storey front extension and erection of replacement single storey front extension, erection of a single storey rear extension, installation of front and rear dormer windows, alterations to fenestration, installation of a rooflight, erection of a roof terrace, and associated landscaping works.

RELEVANT PLANNING HISTORY:

None.

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

Horsham Blueprint Business Neighbourhood Forum
Policy HB3: Character of Development
Policy HB4: Design of Development

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

None.

Town Council Comments:

No objection but requests that careful consideration to the impact on neighbouring residential amenity. In particular, concerns are raised regarding potential overlooking, loss of privacy, overshadowing, and increased noise and disturbance.

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

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 HB3 of the Horsham Blueprint Business Neighbourhood Plan states that development is expected to preserve and enhance the Character Area in which it is located. The design of new development should take account of local context and reflect the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area.

Policy HB4 continues that development is expected to demonstrate a high quality of design, which responds and integrate well with its surroundings.

The application site relates to a detached dwelling located within The Crescent, within the built-up area of Horsham. The extensions and alterations have been designed as adaptations to meet the specific accessibility needs of the occupants. The area is characterised by detached dwellings of varying styles and sizes set within generous plots.

The proposals have been designed as a collection of alterations to adapt the dwelling to meet the long-term accessibility needs of the occupants. The proposal would alter the front elevation of the dwelling, incorporating contemporary flat roof dormers and a revised flat roof single storey front projection. Whilst these would amount to large additions to the front roof slope and front elevation, it is recognised that flat roof dormers and extensions are an existing feature on the dwelling. The existing situation is not considered to be of particular visual or aesthetic merit, where the proposed development would provide some visual break and interest in the form of differing contemporary materials.

The proposed single storey rear extension and extended flat roof dormer to the rear would sit within the extent of the dwelling and would be recessed behind the existing rear mansard projection. While this would result in a larger dormer compared with the existing, given the current context, it is not considered to result in any greater visual harm.

On balance, having regard to the specific circumstances of the occupants and the overall design approach, the proposal is considered acceptable and would not result in unacceptable harm to the character and appearance of the host dwelling or wider street scene.

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.

The proposed front and rear extensions would remain single storey and are not considered likely to result in an unacceptable loss of light, outlook or privacy to neighbouring properties. The proposed dormers and roof alterations would increase the level of accommodation within the dwelling; however, they would remain appropriate to the scale of the property and would not introduce additional overlooking opportunities beyond those typically associated with a residential dwelling.

The proposed roof terrace includes a privacy screen along the northern edge of the terrace, limiting views towards neighbouring properties. The principal outlook from the terrace would be directed towards the applicant's rear garden, whilst views towards surrounding properties would be largely screened by the proposed roof form and existing foliage. As such, the terrace is not considered to result in an unacceptable loss of privacy or residential amenity. This would be secured by condition to ensure that the privacy screening remain in situ in perpetuity.

It is therefore considered that the siting and layout of the proposed extensions and the resulting relationship with neighbouring properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

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 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until details of the 1.8 metre high privacy screen as shown on plan reference 26.01_PL_100 have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be installed prior to first occupation of the development and shall thereafter be retained as such.

Reason: To protect the privacy of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **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).

NOTE TO APPLICANT

Biodiversity Net Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

Under Regulations 4, 5, 7 & 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 the statutory biodiversity gain condition required by Schedule 7A to the Town and Country Planning Act 1990 (as amended) does not apply in relation to planning permission for development which:

1. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (a hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric);

2. is the subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015;

3. is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain planning condition which applies in relation to another development (In determining whether a development is undertaken solely or mainly for this purpose, no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee);

4. consists of no more than 9 dwellings, is carried out on a site which has an area no larger than 0.5 hectares, and consists exclusively of dwellings which are self-build or custom housebuilding ("Self-build or custom housebuilding" has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended)).

In addition, the Biodiversity Gain Plan Condition does not apply to applications for major development made before 12 February 2024, or non-major development made before 2 April 2024.

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

Statutory exemptions and transitional arrangements

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at https://www.gov.uk/guidance/biodiversity-net-gain.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

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/26/1267
(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 & Site plan	Site Location and Block Plan	26.01_PL_001	07.08.2026
Floor plan	Existing Ground Floor Plan	26.01_PL_002	07.08.2026
Floor plan	Existing First Floor Plan	26.01_PL_003	07.08.2026
Elevation plan	Existing Elevations	26.01_PL_004	07.08.2026
Floor plan	Proposed Floor Plans	26.01_PL_100	07.08.2026
Elevation plan	Proposed Elevations	26.01_PL_101	07.08.2026
Site plan	Proposed Site Plan	26.01_PL_102	07.08.2026
Supporting Docs	Application Form	NONE	07.06.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 30/09/2026

Authorising Officer sign/initial Tamara Dale Date: 14.10.2026