



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0507

3 Yew Trees, Stane Street, Slinfold, Horsham, West Sussex, RH13 0RE

DESCRIPTION:

Erection of a single storey side and rear extension with crown roof.

RELEVANT PLANNING HISTORY:

DC/23/0983	Conversion and extension of roof above garage to form habitable space with dormer window to rear elevation and rooflights to front elevation. Erection of infill single-storey rear extension and part conversion of double garage to home gym.	Application Permitted on 13.07.2023
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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

Slinfold Neighbourhood Plan 2014 - 2031

Policy 5: Development Principles

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

Parish Design Statement:

Slinfold Parish Design Statement July 2006

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:

Newt Officer: It is considered that the proposed development would present a low risk to great crested newts and/or their habitats. However, as the development is within the red Impact Risk Zone, as modelled by district licence mapping, I recommend that the following informative should be attached to planning consent.

Southern Water: Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue, and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal.

Arboricultural Officer: The property has a mature oak within the curtilage that makes a positive contribution to the landscape character and public amenity. If minded to approve the application, a condition to afford protection to the key rooting area for the duration of the development is considered prudent.

Parish Comments:

Slinfold Parish Council: The Parish Council has no objection.

Representations:

3 no. representations have been received objecting to the application for the following reasons: -

- The proposal is considered out of keeping with the existing development, which consists of a cohesive group of similar dwellings with a rural, barn-style character.
- Concerns that the scale, depth, roof design, and materials are discordant and visually intrusive.
- Viewed as overdevelopment and too large for the plot, resulting in a cramped appearance and loss of openness.
- Strong concerns about loss of privacy, including overlooking of habitable rooms and private gardens.
- The development is described as overbearing and oppressive, due to its height, massing, and elevated position on sloping land.
- Fears of reduced enjoyment of neighbouring properties.
- The proposal is seen as harmful to the rural character and visual amenity of the area.
- Specific concern about an ancient oak tree.
- No tree survey provided to assess the potential impact on its root protection area.
- Calls for a Tree Preservation Order (TPO).
- Significant concern regarding surface water runoff and flood risk, particularly due to increased impermeable surfaces.
- Existing drainage issues already affecting neighbours.
- Lack of a drainage strategy and site-specific flood risk assessment is highlighted.
- Presence of a riparian ditch noted as important for drainage and requiring protection.
- The shared, narrow driveway and gated access from the A29 is considered unsuitable for construction traffic.
- Damage to block paving and infrastructure.
- Obstruction of access and right of way.
- Increased congestion.
- Potential for noise, vibration, and general disruption during construction.
- Requests for restrictions on working hours, including no weekend work.
- Loss of garage space has already reduced parking capacity on the site.
- Concern that the proposal would worsen parking and access pressures within the shared driveway.
- Overdevelopment of the site.
- Harm to character and appearance.
- Unacceptable impacts on neighbouring amenity (privacy and outlook).
- Insufficient consideration of drainage, trees, and access constraints.

1 no. representations have been received supporting the application.

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 during site visit. 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 5 of the Slinfold Neighbourhood Plan states that development proposals which seek to respect the design, density and layout of the surrounding area as detailed in the Slinfold Parish Design Statement will be supported.

The proposal seeks planning permission for the erection of a single storey side and rear extension with crown roof.

The proposed extension would project beyond the southern elevation and wrap around to the western elevation. The proposal would be a of modest addition with a depth of 3m and a height of 3.696m. Given the wrap around nature of the extension a crown roof profile in considered acceptable in this instance. The inclusion of a small roof lantern is considered satisfactory due to the limited fenestration proposed on the western elevation. It is acknowledged that the application site is located on sloping ground level however, the single storey nature of the extension would ensure the proposal appears subordinate to the host dwelling. The proposal has been designed to be in keeping with the host dwelling and the external materials are proposed to match existing.

For the above reasons, the proposal would be a 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. The development 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.

The proposal would be situated to the southwest corner of the main dwelling. Therefore, the development would be positioned sufficient distance away from the immediate neighbouring property and adjacent to the agricultural field to the west of the site. The single storey nature of the proposal along with limited protrusion beyond the existing elevation would ensure the proposal would not result in overdevelopment of the site. Overall, given the siting of the proposed extension, its orientation in

relation to neighbouring properties, and its single storey height, the addition would not result in adverse amenity harm by way of overlooking, overshadowing or overbearing.

For the above reasons, it is considered that the siting and layout of the proposed extension and the resulting relationship with adjacent properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Water Neutrality

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Other Matters

Officers note neighbouring comments regarding the mature Oak tree to the southern boundary of the site. The Council's Arboricultural Officer has commented on the application, noting that existing works undertaken within the past decade to develop the wider site for housing and to build new structures and surfacing under permitted development rights have seemingly taken little heed of conserving the key rooting area of the tree. As a result, some crown dieback has occurred, and the tree has been pruned back to a smaller form. The Council's Arboricultural Officer has advised that tree protection measures should be implemented as an attempt to conserve the future health of the Oak. A condition is attached accordingly.

It is also noted that comments have been received about the loss of the garage. However, the existing plans illustrate that the garage has already been converted as approved under application DC/23/0983- therefore, the proposal would not result in a loss of any parking provision over and above the existing

arrangement. In any case: the drive serving the property has sufficient space to accommodate the parking needs for a dwelling of this size.

Comments relating to drainage / flooding matters are also noted. However, the site is not located within an area identified at risk of surface water flooding. In any case, it is not anticipated that a development of this scale would adversely increase the likelihood of flooding. Furthermore, the applicant will be required to demonstrate that surface water drainage would be suitably drained from the site under Part H of the Building Regulations. Accordingly, this is not a material planning matter.

Officers also note comments relating to access and disturbance during development. First of all: matters of access / egress are a civil matter that would need to be dealt with between the interested parties outside of the planning application process. Whilst the neighbouring concerns regarding disturbances during construction are noted: these would be temporary in nature and would not result in any adverse long-term amenity harm.

With the above in mind, no concerns are raised with regards to the arboricultural, parking and drainage matters related to the proposed development.

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-Commencement Condition:** Prior to commencement of any works on site, demolition or other development activities, a protective fence consisting of braced Heras panel fencing shall be erected to a minimum of 11m metres from the centre of the mature oak tree to the South of the dwelling so as to exclude storage of materials, concrete mixing, excavation, compaction, installation of service trenches, hardstanding or other building activities likely to be harmful to tree roots and the rooting environment.

Such fencing shall remain in place throughout the duration of the development to the satisfaction of the Local Planning Authority. The Local Planning Authority Tree Officer shall be informed of the proposed date of commencement, at least one working week in advance, to allow inspection of protection measures.

Reason: To ensure the successful and satisfactory protection of important trees on the site in accordance with Policies 30 and 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).

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/26/0507

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan		A01 REV P1	19.03.2026
Elevation & Floor plan	Proposed	A02 REV P1	19.03.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 13.05.2026

Authorising Officer sign/initial RHERMITAGE Date: 19.05.2026