



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0537

The Hollies, Natts Lane, Billingshurst, West Sussex, RH14 9EX

DESCRIPTION:

Erection of a front porch extension and single storey front extension.

RELEVANT PLANNING HISTORY:

DC/19/2101	Erection of a single storey side extension (Certificate of Lawful Development - Proposed)	Application 10.12.2019	Permitted	on
DC/05/0143	Conversion of garage to ancillary accommodation	Application 21.04.2005	Permitted	on

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

Policy 41 - Parking

Billingshurst Parish Neighbourhood Plan 2019 – 2031

Bill 1 - Billingshurst Built-Up Area Boundary

Bill 2 - Housing Design and Character

Billingshurst Parish Design Statement

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

Policy 9: Water Neutrality

Policy 19: Development Quality

Policy 20: Development Principles

Policy 25: Parking

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:

Southern Water: No objection / informative

Parish Comments:

Billingshurst Parish Council: At the Planning and Environment Committee meeting of 7 April 2026, the committee resolved to a NEUTRAL response to this application, in that they saw no cause for objection to the plans as submitted

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:

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 2 of the Billingshurst Neighbourhood Plan states that development should be guided by the Billingshurst Parish Design Statement and, where practicable, should among other things, reflect the scale and local vernacular of the surrounding buildings and use materials that are in keeping with those used in existing buildings in the immediate locality.

The application site contains a detached two-storey 4-bedroom dwelling with integral garage which is set back within the site, south of Natts Lane within the Billingshurst BUAB. The dwelling has dual pitched roof, gabled to the sides and a front projecting gable is subservient to the main roof ridge. Materials consist of face brickwork up to first floor with tile hanging to the front gable, face brickwork to the rest of the property with feature detailing and concrete cills and lintels. There is also a feature bay window on the gable elevation and plain tiles to the roof face. Front boundary treatment is a mature tree lined hedgerow along the street which provides screening to the site such that the property is viewable only from the driveway entrance. The street scene is characterised by detached two storey dwellings of varying design and materials and there is evidence of extensions and alterations to dwellings in the area.

Planning permission is sought for erection of a front porch extension and front extension to the Playroom onto the principal elevation. The porch projection to be 1.8m in depth, approximately 2.4 m wide and the playroom front extension to be 1m depth, width 2.85m. The porch to have dual pitched roof, tile hung gable front to match the dominant main gable front. The playroom roof to be mono pitched. Materials to consist of face brickwork, tile hanging and plain tiles all to match roof to match the existing host dwelling,

The proposed front extensions would be clearly subservient to the host building and would be comfortably accommodated within the front curtilage and are considered to be of a design, form and scale which is appropriate to the character and appearance of the existing, 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.

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.

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 193 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 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/26/0537Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Floor plan	Existing Ground	D 0326/793/02	24.03.2026
Floor plan	Proposed Ground	D 0326/793/03	24.03.2026
Floor plan	Existing First	D 0326/793/04	24.03.2026
Elevation plan	Existing	D 0326/793/05	24.03.2026
Elevation plan	Proposed	D 0326/793/06	24.03.2026
Plans	Visuals	D 0326/793/07	24.03.2026
Location & Block plan		D 0326/793/01	24.03.2026
Design & Access Statement		NONE	24.03.2026
Location plan		NONE	24.03.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 12.05.2026

Authorising Officer sign/initial RHERMITAGE Date: 19.05.2026