Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1075
6 Beedingwood Drive, Colgate, Horsham, West Sussex, RH12 4TE

DESCRIPTION:
Demolition of timber from existing rear gable facade and installation of solar panels to rear and side roof.

RELEVANT PLANNING HISTORY:

DC/23/1620	Erection of a single storey side extension to existing garage for home office.	Application 25.10.2023	Permitted on
DC/24/0282	Removal of timber on the rear gable and erection of a single storey rear extension.	Application 16.04.2024	Permitted on

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

Neighbourhood Plan:
Colgate has not been designated as a Neighbourhood Plan area

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:
HDC Arboricultural Officer: No objection

Parish Comments:
No objection

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.

Policy 35 of the HDPF states that development will be supported where it makes a clear contribution to mitigating and adapting to the impacts of climate change and to meeting the District's carbon reduction targets. Measures which should be used to mitigate the effects of climate change includes improved energy efficiency in new developments; and the use of decentralised, renewable and low carbon energy supply systems.

Policy 36 of the HDPF relates to energy use and stipulates that schemes for renewable energy schemes will be permitted where these do not have a significant adverse effect on landscape and townscape character, biodiversity, heritage or cultural assets or amenity value.

Section CC2 of the NPPF (2026) states that, substantial weight should be given to the benefits of improving the energy efficiency of existing buildings and/or drawing energy from district heat networks, renewable and low carbon sources (including through the installation of heat pumps and solar panels where these do not already benefit from permitted development rights) where this would be achieved through proposals for development.

The application seeks planning permission for the removal of timber from existing rear gable façade, replacing the elevation with render, and the installation of solar panels to rear and side roof. Whilst the proposal would result in the loss of the timber to the rear gable facade, it is not felt that this alteration would significantly detract from the appearance of the property or the visual amenity of the street scene. The solar panels would be well contained within the roof slope to the southern, west and east elevations and given the modest projection from the plane of the roof, would not appear intrusive or unduly dominant. The proposal is not therefore considered to result in harm to the visual amenities of the site and wider surrounds.

The proposal would be a clearly 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, 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.

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 to be used in the development hereby permitted shall strictly accord with those indicated on the approved proposed elevations plan drawing numbered DE1192/H/05 REV P3 received 30.06.2026.

Reason: To enable the Local Planning Authority to control the development in detail 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/26/1075
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Site plan	Location & Site plan	DE1192/H/01 REV P3	08.09.2026

Floor plan	Existing floor & roof plan	DE1192/H/02 REV P3	08.09.2026
Elevation plan	Existing elevations	DE1192/H/03 REV P3	08.09.2026
Floor plan	Proposed floor & roof plan	DE1192/H/04 REV P3	08.09.2026
Elevation plan	Proposed elevations	DE1192/H/05 REV P3	08.09.2026

DELEGATED

Case Officer sign/initial Marie Riggs Date: 02.11.2026

Authorising Officer sign/initial RHERMITAGE Date: 09.11.2026