



**Horsham
District
Council**

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0670

2 Oak Close, Storrington, West Sussex, RH20 3PZ

DESCRIPTION:

Erection of a single storey rear extension, construction of a driveway and installation of a ramp to the front and rear elevations.

RELEVANT PLANNING HISTORY:

None relevant to this application.

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 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 41 - Parking

Storrington, Sullington & Washington Neighbourhood Plan 2018-2031

Policy 14 - Design

Storrington and Sullington Parish Design Statement

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

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. In order to protect public apparatus, Southern Water requests that if consent is granted, a pre-commencement condition for landscaping proposals in proximity of public apparatus in order to protect it.

WSCC Highways: No objection.

Parish Comments:

Object, as the proposal would fundamentally alter the current appearance of the property. Furthermore, they would encroach on the established character of the entire row, negatively impacting the visual harmony and character of neighbouring properties.

Representations:

1 representation has been received, objecting to the rear extension for the following reasons:

- Loss of light and privacy.
- Loss of character.
- Loss of property value.

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 14 of the Storrington, Sullington & Washington Neighbourhood Plan aims to maintain that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape.

The proposed rear extension and related access ramp would be of modest scale, clearly subservient to the main dwelling. The design and form would not be unexpected in a residential location such as this, and the wider visual impact would be limited.

The front curtilage is currently marked by a grassed lawn, a low picket fence to the front and side boundaries with intermittent established planting to the side boundaries. This treatment is consistent with immediately adjoining properties within the terrace row. Within the wider street scene there are though several examples of front parking spaces, with dropped kerbs and related hard surfaces. While the proposal would introduce a feature not currently present within the terrace, similar features exist in the wider vicinity, and the proposed alterations would be seen in this context. The proposed plan allows the partial retention of an area of front garden with the plans indicating retained planting to side boundaries, and this would help soften the appearance of the front curtilage works.

For the above reasons, overall, the proposal 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.

The rear extension would be set slightly off the eastern boundary with greater separation retained to the west. The extension would be visible above the existing treatment, which currently comprises timber fencing and vegetation (within the boundary of the neighbouring property). While there would be an impact on the eastern neighbour, it is considered that the siting and existing screening, together with the modest depth and height of the extension would be sufficient to prevent any unacceptable harm to amenity. The single-storey nature of the extension and boundary screening would prevent any intrusive views, and no loss of privacy would arise.

The alterations to the front curtilage would not result in any unacceptable harm, with movements associated with the parking space linked to the occupation of the dwelling and not of a nature of magnitude which would be expected to cause unacceptable noise or disturbance.

The parking space would require reversing either to or from the highway. The Local Highway Authority has though advised that this would not be anticipated to give rise to an adverse highway safety impact due to good forward visibility in this location. There are no reasons to take a different view and it is considered that the proposal would not have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network.

The amenity and highway impacts of the proposal are therefore considered acceptable, in accordance with the above policy.

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 180 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.

Other Considerations

- Policy 42 of HDPF states that positive measures which help create an adaptable environment for users to meet their long-term needs will be encouraged and supported. The front and rear ramps would provide improved accessibility for occupants of the dwelling, and this would be supported by the above policy.
- The comments of Southern Water are noted. There are no records of sewers crossing the site and the submitted plans do not include any proposed planting, and none is necessary to make the scheme acceptable. It is not therefore considered necessary to require details of planting by way of condition.
- The possible impact of the proposal on surrounding property value(s) is not a material planning consideration.

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 application form and approved plans.

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).

- 4 **Regulatory Condition:** The hard surface hereby approved shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property. The hard surface shall be retained as such thereafter.

Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with Policy 38 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/>

NOTE TO APPLICANT

The applicant is advised that a low-pressure gas line runs (east-west) along Oak Close. Further details from Southern Gas Networks on undertaking works which may affect a line can be found through the following link: -

<https://www.sgn.co.uk/sites/default/files/media-entities/documents/2019-11/Dig-Safely-Measures-to-avoid-injury-and-damage-to-gas-pipes-170503.pdf>

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/26/0670

(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		DT/OakClose2/00 REV D	08.06.2026
Floor plan	Existing	DT/OakClose2/02	24.04.2026
Floor plan	Proposed	DT/OakClose2/02 REV B	24.04.2026
Elevation plan	Existing	DT/OakClose2/03	24.04.2026
Elevation plan	Proposed	DT/Oakclose2/04	24.04.2026
Supporting Docs	Application Form	NONE	24.04.2026
Block plan		DT/OakClose2/00 REV B	18.05.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 19.07.2026

Authorising Officer sign/initial Guy Everest Date: 22.07.2026