



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0759
54 Parsonage Road, Horsham, West Sussex, RH12 4AN

DESCRIPTION:

Variation of Condition 1 and 4 of previously approved application DC/25/0508 (Erection of a single storey rear extension with roof terrace and rear dormer) to replace the existing tiles with slate grey and to change the approved tile hung finish on the dormer with cement fibre cladding

RELEVANT PLANNING HISTORY:

DC/25/0508	Erection of a single storey rear extension with roof terrace and rear dormer.	Application Permitted on 10.07.2025
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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 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 40 - Sustainable Transport
Policy 41 - Parking

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

Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

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:

Parish Comments:

No objection provided the suggested materials reach environmental standards.

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

Consent is sought to vary condition 1 (plans) and condition 4 (materials) attached to the approved permission DC/25/0508 (Erection of a single storey rear extension with roof terrace and rear dormer) to accommodate changes to colour of clay roof tiles and colour and material and colour for dormer.

The proposed change incorporates:

- Change of colour for clay tiles to slate grey (main roof)
- Change of material for dormer from hung tile to cement fibre cladding (grey)

The proposed amendments to the dwelling are not considered to detrimentally impact on neighbouring amenity over and above the previously consented scheme. The variation of conditions would generally maintain the general character and visual amenity of the approved scheme and would not result in any adverse impact on the wider surrounding area, and there are no implications in respect of neighbouring amenity. The entire roof of the dwelling is to be replaced but will now be finished in a slate grey colour. Though a different colour to the existing, it is considered that there are differences in colour to roofs observable on Parsonage Road and the surrounding area. It is considered that the work to change the roof colour to slate grey would likely fall under permitted development in any case given that the material remains the same. To the rear, the material choice for the dormer is changed from hung tile to cement fibre cladding. Since this is contained to the rear, there is not thought to be a perceptible harm to the surrounding character and considered acceptable and would now match with the new roof in its chosen colour.

For these reasons, the proposed alterations are considered acceptable.

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.

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 must be commenced by the 10/07/2028

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Pre-Use Condition:** The roof terrace hereby permitted shall not be first used until details of 1.8m high privacy screening to both flank / side elevations (of the terrace) have been submitted to and approved in writing by the Local Planning Authority. The privacy screening shall be installed in accordance with the agreed details prior to the first use of the terrace, and shall be retained as such thereafter.

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 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).

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/26/0759

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		DE1251/01 REV P1	28.03.2025
Floor plan	Existing	DE1251/02 REV P1	28.03.2025
Elevation plan	Existing	DE1251/03 REV P1	28.03.2025
Floor plan	Proposed	DE1251/04 REV P1	28.03.2025
Photos		DE1251/06 REV P1	28.03.2025
Elevation plan	Side and Rear Elevation with		19.06.2026

	Cladding		
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DELEGATED

Case Officer sign/initial JBurrowes Date: 24/06/2026

Authorising Officer sign/initial RHERMITAGE Date: 24/07/2026