DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1362
Dorlyn House , London Road, Ashington, West Sussex, RH20 3JT

DESCRIPTION:
Variation of condition 3 of previously approved application reference DC/25/1472 (Erection of a single storey and two storey rear extensions, loft conversion with front and rear roof lights, and alteration to fenestration) changes to external finishes.

RELEVANT PLANNING HISTORY:

DC/25/1472	Erection of a single storey and two storey rear extensions, loft conversion with front and rear rooflights, and alteration to fenestration.	Application Permitted on 18.11.2025

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

Neighbourhood Plan:
Ashington Neighbourhood Plan 2019-2031

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Quality
Policy 20: Development Principles

Parish Design Statement:

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:
None

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

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.

Planning permission was previously granted in November 2025 for the erection of a single storey and two storey rear extensions, loft conversion with front and rear rooflights, and alteration to fenestration under application DC/25/1472. This current application seeks to vary the approved plans for amendments to external materials.

The proposed alterations (involving an alteration to the proposed materials from a mix between face brickwork and painted render to render at the ground floor to dark composite cladding at the first floor) are considered to be modest and would not have a significant adverse impact on either the character of the site or wider surrounding area, especially when considering the attached building's dark painted colouring. The proposal would not appreciably impact on the appearance of the building or visual amenities of the locality, and the proposal is considered acceptable in accordance with policies 32 and 33 of the HDPF.

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 must be commenced by the 18/11/2028.

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 DH-C3-01 Rev A sheets 1, 2 and 3 received 08.09.2026.

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/26/1362
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Existing and Approved	2	08.09.2026
Elevation plan	Proposed Front and Rear	1	08.09.2026
Elevation plan	Proposed Side (North)	2	08.09.2026
Elevation plan	Proposed Side (South)	3	08.09.2026

DELEGATED

Case Officer sign/initial Marie Riggs Date: 22.10.2026

Authorising Officer sign/initial RHERMITAGE Date: 02.11.2026