Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0965
Ashley, London Road, Henfield, West Sussex, BN5 9JH

DESCRIPTION:
Erection of a single storey rear extension and outbuilding.

RELEVANT PLANNING HISTORY:

None

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 34 - Cultural and Heritage Assets

Henfield Neighbourhood Plan (2020) (HNP):
Policy 1 – A Spatial Plan
Policy 4 - Transport, Access and Car Parking
Policy 10 – Green Infrastructure and Biodiversity
Policy 12 – Design Standards for New Development

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 Arboriculture: Advice

Southern Water: No Objection, Advisory

Natural England: Standing Advice:-
It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural

England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

Parish Comments:
No Objection - all agreed. As long as the building remains ancillary to the main dwelling and that the trees are protected

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.

Policy 12 of the Henfield Parish Neighbourhood Plan states that as appropriate to their scale, nature and location, development proposals will be supported where their design and detailing meet the relevant requirements in the Henfield Parish Design Statement. In addition, as appropriate to the site concerned, development proposals should, among other things, be of a scale, density, massing, height, landscape design, layout and materials that are of a high quality and reflect the architectural and historic character and the scale of surrounding buildings and streetscene/landscape.

Planning permission is sought for single-storey extension to the existing dwelling to enable an internal reconfiguration, the rear extension would provide an orangery room at the rear of kitchen dining space and ground floor guest bedroom/office space with en-suite. The roof of the rear extension to have pitched edging with central flat area featuring three roof lanterns, whilst the existing single-storey side element to have new dual pitched roof with two rooflights. Red brick wall materials are proposed to match existing. Full length glazing to the rear and south elevation. The front porch to be rebuilt with a dual pitched roof.

In addition, a rear outbuilding is to be removed and replaced with a single-storey larger outbuilding, measuring 7m width, 4m depth with dual pitched roof extending over the front south elevation creating a covered canopy area 1.2m depth. The proposed building is to accommodate multi-generational living,

and comprises of a guest bedroom, bar and shower room/wc. Red brick wall materials are proposed to match the main dwelling.

The proposed extension would extend along the shared boundary of the site, albeit that the proposal would comprise a single storey element. The existing dwelling benefits from a similar side extension, with the proposed development seeking to improve the design and overall cohesion of the property. The proposed side extension would remain subservient when viewed from the frontage and would reflect the built characteristics and features of the dwelling.

The proposal would overall represent clearly subservient additions, and the rear outbuilding would sit comfortably within the curtilage of the dwelling, such that 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.

Arboriculture

The proposed replacement larger outbuilding within the rear garden would sit comfortably within the curtilage of the dwelling, although there are some concerns that the proposed siting could result in harm to the health of existing trees to the rear. The proposal would be located within the Root Protection Area of these trees, and whilst these trees are not protected, the loss of these natural features should be avoided. A pre-commencement condition is recommended and agreed to by the applicant for a full arborist report and comprehensive site specific arboricultural method statement including full engineering details for both foundations and services be submitted prior to any work starting on the outbuilding.

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 **Pre-Commencement Condition**: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement, and also full engineering details for both foundations and services, including details of all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The materials and finishes of all new external walls, windows and roof tiles of the development hereby permitted shall match in type, colour and texture those of the submitted application details.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Ashley, London Road, Henfield (as identified on the approved plans) and shall not be occupied as a self-contained unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 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/25/0965

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		JDR.24.LP.01	10.06.2025
Floor plan	Outbuilding	JDR.24.PL.SK.OB.01	10.06.2025

Elevation plan	Outbuilding	JDR.24.PL.SK.OB.02	10.06.2025
Section plan	Proposed	JDR.24.PPSK.03	10.06.2025
Floor plan	Proposed ground	JDR.24.PPSK.01	10.06.2025
Elevation plan	Proposed	JDR.24.PPSK.04	10.06.2025
Site plan	Proposed	JDR.24.PP.TPP.01	10.06.2025
Supporting Statement	Pre Planning	NONE	10.06.2025
Floor plan	Proposed first	JDR.24.PPSK.02	10.06.2025
Elevation plan	Existing	JDR.24.SV.03	10.06.2025
Section plan	Existing	JDR.24.SV.02	10.06.2025
Floor plan	Existing	JDR.24.SV.01	10.06.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 02.09.2025

Authorising Officer sign/initial RHERMITAGE Date: 05.09.2025