Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0222
12 Thornscroft, Steyning, West Sussex, BN44 3RP

DESCRIPTION:

Erection of a single storey rear extension, two storey side extension, front porch extension and a side/rear access ramp.

RELEVANT PLANNING HISTORY:

DC/21/0437	Erection of a single storey rear extension, a two-storey side extension, a single storey front porch extension and a side/rear access ramp.	Application Permitted on 02.07.2021

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

Steyning Neighbourhood Plan:
SNDP3 – Contribution to Character

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 Conservation: No Objection

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

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 SDNP3 of the Steyning Neighbourhood Plan states that development proposals which demonstrate how they will positively contribute towards Steyning's character will be supported. Development proposals should respond positively and sensitively to the scale, mass, height, building materials and form of neighbouring properties.

The application site is located to the north side of Thornscroft. 12 Thornscroft is a semi-detached two-storey 3 bed dwelling situated in a corner plot with Shooting Field to the east. Boundary treatment around the plot consists of thick high hedging providing screening. The site is within the built up area of Steyning and is not within the Steyning Conservation Area which is to the east of the highway.

This application is a resubmission of plans approved under DC/21/0437 to erect a single-storey rear extension, to facilitate a kitchen reconfiguration, approx 3m depth, 7.3m width (equal to the existing rear elevation width). At the southeast corner of the dwelling an infill extension is proposed (area 1.5m by 4m), with the existing main roof pitch continued down over this side infill extension to an eaves height approx 3.5m, and addition of a new front entrance porch with dual pitched roof. Materials to match existing.

The Steyning Conservation Area is located to the east of the site, with the grade 2 listed buildings of 1 and 2 Church Lane to the south, and Gatewick and its associated buildings to the east. It is considered that the scale and siting of the proposed extension would not have any adverse impact on the setting of the conservation area, or the listed buildings.

The proposal would comprise subservient additions 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 comply with Policies 32, 33 and 34 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.

Policy SNDP3 of the Steyning Neighbourhood Plan states that development proposals should respect the amenity of properties in their immediate locality.

The rear extension is single-storey in height with a modest projection along the shared boundary. While the neighbouring property is set at a lower level, the existing boundary treatment would largely obscure the main bulk of the extension, with the neighbouring property benefitting from multiple rear ground floor window openings and a relatively wide and deep plot. It is considered that these factors are such that no unacceptable harm would arise from the rear extension, with the siting of the side extension relative to neighbours similarly sufficient to prevent any unacceptable harm. The provision of additional accommodation in an established residential location would not be expected to create significant potential for harmful levels of noise or disturbance. It is noted that no representations have been received as part of the application process.

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 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.

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 and finishes of the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

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

NOTE TO APPLICANT
The applicant is advised that the rear extension appears to be sited over a public foul sewer which crosses the rear of the site. The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions associated with the build-over a public sewer are contained in Southern Water guidance notes which are available at:

https://www.southernwater.co.uk/regulations-services/wastewater-services/build-over-a-sewer

An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over the sewer. The applicant is advised to apply for approval of the works through the Build Over Public Sewer process (and the above link).

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119). Website: www.southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk.

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/25/0222
(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
Floor plan	Proposed Ground Floor Plan	1419-3B	12.02.2025
Elevation plan	Proposed North Elevation	1419-6 A	12.02.2025
Section plan	Proposed Section Through	1419-8	12.02.2025
Elevation plan	Proposed East Elevation	1419-5A	12.02.2025
Floor plan	Proposed First Floor Plan	1419-4B	12.02.2025
Elevation plan	Proposed South Elevation	1419-7	12.02.2025
Block plan		NONE	12.02.2025
Elevation plan	Existing South Elevation	1419-10	12.02.2025
Floor plan	Existing Layout	1419-1	12.02.2025
Elevation plan	Existing Elevations	1419-2	12.02.2025
Floor plan	Proposed Extensions	1419-9	12.02.2025
Location plan	Location Plan	NONE	12.02.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 02.04.2025

Authorising Officer sign/initial Tamara Dale Date: 08.04.2025