DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0836
15 Woodside Close, Shermanbury, West Sussex, RH13 8HH

DESCRIPTION:

Demolition of existing garage and conservatory. Erection of a single storey side and rear extension.

RELEVANT PLANNING HISTORY:

SH/9/62	Bungalow and garage. (From old Planning History)	Application Permitted on 03.10.1962

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

Wineham and Shermanbury Plan (W.A.S.P) 2014 – 2031
Policy 5: Design

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:

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:

Shermanbury Parish Council: 'Following the submission of revised plans and the Agents response Shermanbury Parish Council confirms it now has no objections to the application.'

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:

Character and Appearance

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that extensions should not be disproportionate to the size of the existing dwelling, and should be in keeping with the scale and character of the existing dwelling. The policy also states that the cumulative impact of existing extensions will be taken into account.

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.

Wineham and Shermanbury Plan 2014 – 2031: Policy 5: Design, states that development proposals should ensure that the design is in keeping with the prevailing character of the surrounding area.

The application site is the south side of Woodside Close which is an established residential area and private road, and there is evidence of house extensions in the area. The site is not within any built-up area boundary and is not within a conservation area.

15 Woodside Close is a detached dwelling composed of red/brown multi stock brick, sandstone/light render, Taupe/light composite cladding, with plain clay tiled dual pitched roof and white and olive upvc windows/doors. The existing dwelling has a side gabled roof with a first-floor loft window to each side. An existing rear conservatory (with mono shallow pitched roof) is also attached to the existing attached flat roofed garage with extends to the rear at the southeast corner of the dwelling. The dwelling is set within the front portion of a rectangular plot with spacious garden area extending to the rear.

Planning permission is sought for the demolition of the existing flat roofed garage and rear conservatory, and the erection of a new rear and side extension featuring two rear dual pitched roof elements gabled to the rear, with a central mono-pitched roof element. The extension would provide a new kitchen /diner and living space, and also a new master bedroom to the rear with ensuite and replacement bathroom. An integrated single garage with dual pitched roof will be provided to the east elevation, and an internal reconfiguration of the dwelling. The proposal also includes new fenestration added to the front and rear roof slopes, including front facing pitched roof dormer, and pitched roof dormers to the rear roof slope, to light two loft bedrooms and a bathroom. Also, new ground floor side windows.

New fenestration is to be olive upvc materials to match existing. Rooflights are to be provided to the rear and side extension and a central roof lantern. External wall materials are to feature sandstone/light render, taupe/light composite cladding, and plain clay tile roofing to match existing.

Following officer advice revised plans were submitted to amend the design of the dormers to improve the visual impact as the original pitched and flat roof elements were considered to result in a conspicuous addition not relating well to the host dwelling. Revised plans were submitted on 21-July-2025 and reconsulted, the revised plans reduce the scheme and omit the flat roof elements in order to reduce the overall scale of the proposal and subsequently the visual impact.

The proposal would add increased development to the rear, side and roof slopes, however the existing roof ridge would remain the same height and the additions on the whole would be subservient and are 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.

New pitched roof dormers and fenestration would be added to the front and rear roof slopes, and ground floor side windows, however given the existing first floor side windows, it is considered that the siting and layout of the proposed single-storey extension and dormers to the existing roof and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. It is noted that no neighbouring representations of concern have been received.

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).

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/25/0836
(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 plan	Location Plan	AT - 076 - P01	20.05.2025
Site plan	Existing Site Plan	AT - 076 - P02	20.05.2025
Floor plan	Existing Ground Floor Plan	AT - 076 - P03	20.05.2025
Floor plan	Existing First Floor Plan	AT - 076 - P04	20.05.2025
Roof plan	Existing Roof Plan	AT - 076 - P05	20.05.2025
Elevation plan	Existing Elevations	AT - 076 - P06	20.05.2025
Elevation plan	Existing Elevations	AT - 076 - P07	20.05.2025
Section plan	Existing Section A-A	AT - 076 - P08	20.05.2025
Site plan	Proposed Site Plan	AT - 076 - P09 Rev A	21.07.2025

Floor plan	Proposed Ground Floor Plan	AT - 076 - P10	20.05.2025
Floor plan	Proposed First Floor Plan	AT - 076 - P11 Rev A	21.07.2025
Roof plan	Proposed Roof Plan	AT - 076 - P12 Rev A	21.07.2025
Elevation plan	Proposed Elevations	AT - 076 - P13 Rev A	21.07.2025
Elevation plan	Proposed Elevations	AT - 076 - P14 Rev A	21.07.2025
Section plan	Proposed Sections	AT - 076 - P15 Rev A	21.07.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 12.08.2025

Authorising Officer sign/initial Tamara Dale Date: 18.08.2025