



**DELEGATED APPLICATIONS - ASSESSMENT SHEET**

**APPLICATION NO./ADDRESS:**

DC/26/0194

8 Fletcher Way, Henfield, West Sussex, BN5 9FR

**DESCRIPTION:**

Erection of a single storey rear extension.

**RELEVANT PLANNING HISTORY:**

None identified.

**RELEVANT PLANNING POLICIES**

**The National Planning Policy Framework (NPPF)**

**Horsham District Planning Framework (2015):**

Policy 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

**Henfield Neighbourhood Plan (2020) (HNP):**

Policy 1 – A Spatial Plan

Policy 10 – Green Infrastructure and Biodiversity

Policy 12 – Design Standards for New Development

**Henfield Parish Design Statement**

**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

**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](http://www.horsham.gov.uk).

**Consultations:**

**Southern Water:** No Objection.

**Parish Comments:**

**Henfield Parish Council:** 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 and available images. 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 HNP, which requires that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, are of a high quality and reflect the architectural and historic character and the scale of the surrounding buildings and street-scene/ landscape.

The extension would be a clearly subservient addition and, with sufficient rear garden space retained, is considered to be of a design, form and scale which is acceptable 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.

It is considered that the modest projection of the extension and the layout of adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

The extension would feature a high-level window to the western elevation with minimal separation from the shared boundary of the site. While acknowledged there is an existing boundary fence it is not apparent this could / would be retained post-completion and the presence of a window opening would create a perception of overlooking. The siting of this window is considered to warrant a condition requiring obscured and fixed shut / non-openable glazing. This would prevent the potential for intrusive views into the neighbouring property and land.

It is considered that subject to the above condition, the proposal would not result in any unacceptable impacts on neighbouring amenity, in accordance with the above policy.

### **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 all new external walls and windows of the development hereby permitted shall match in type, colour and texture those of the existing building.

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

- 4     **Regulatory Condition:** The side window to the western elevation of the extension hereby permitted shall be fitted with obscured glazing and shall be fixed shut / non-openable. The window 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).

#### **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.

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#### **Plans list for: DC/26/0194**

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved:**

