Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1454
Downs View, Mill Road, Steyning, West Sussex, BN44 3LN

DESCRIPTION:
Remodelling of existing dwelling, with demolition of existing first floor and roof, front garage, front porch and side utility, and erection of first floor and roof, two storey rear extensions and front porch.

RELEVANT PLANNING HISTORY:
None relevant

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

Steyning Neighbourhood Plan (2019-2031):
SNDP3 – Contribution to Character

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

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:
HDC Conservation: Comment [Summary]

Keen to support an architecture of the twenty first century. The proposal is bold and seeks to reinforce an architectural style chosen for the cricket club. The design does take cues from the immediate built environment to provide some time depth to the dwelling despite the contrast to its neighbours. In my opinion the proposal will not harm the setting of the conservation area. It will be important to ensure the design is not watered down in its construction.

South Downs National Park Authority: No Comment

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

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.

SNDP3 of the Steyning Neighbourhood Plan states that development proposals which demonstrate how they positively contribute towards Steyning's character will be supported and proposals should respect the amenity of properties in their immediate locality, and respond positively and sensitively to the scale, mass, height, building materials and form of neighbouring properties.

The proposal seeks planning permission to remodel the existing dwelling. This involves the demolition of the existing first floor and roof, front garage, front porch and side utility, and the erection of first floor and roof, two storey rear extensions and front porch. The existing property is modest and set amongst larger properties on either side. The contextual elevation plans detail how the property sits within the context of the other dwellings, currently sitting much lower than the neighbouring dwellings. The existing ground internal area is 156.1m2 and the proposed GIA is 199.0m2, this is an increase of

42.9m2, however, it is considered that the site can comfortably accommodate this increase, without compromising the existing distance to curtilage boundaries.

The planning statement details that the raised ridge height sits more centrally down the plot, so the dropped eaves levels down to both sides, resulting in a minimised impact on either neighbour. The ridge height is raised to the level of Chanctonbury and sits well within the context of the other dwellings. The gable end form facing the street, echoes the neighbours in the street, allowing for a similarity in form and appearance. The design breaks down the overall massing through smaller distinct elements, such as the single storey porch and decking on the rear. It is considered that the design approach, with the highest forms located centrally over the existing footprint and then stepping down to the lower single storey elements, create a dwelling that is mindful of the neighbouring dwellings and ensuring that the massing does not appear dominant or prominent within the street scene and in views alongside its neighbours.

Furthermore, the proposed demolition of the existing front garage and existing utility room, re-establishes the sense of gap between Downs View and Cornrigs. The proposed footprint would remain similar to the existing and retain the same established distances to curtilage boundaries. To the front, the fenestrations appear traditional, whereas the rear has larger areas of glazing, mirroring the rear appearance of Cornrigs. The proposed materials utilise historic building materials like flint and timber, combining these with the cotemporary style of detailing and zinc which wraps down from the roofs onto the external walls.

The planning design statement makes reference to two planning applications DC/19/2543 and DC/26/0946. DC/19/2543 at Cornrigs, the next door property, approved the enlargement of front porch and erection of single storey rear extension. The proposal is not dissimilar to this proposed development, as they also extended and remodelled the existing dwelling. Also, the redevelopment of Steyning Cricket Club (DC/26/0946) was approved, with the use of similar materials, flint and the combination of contemporary overall form and detailing, with historic building material.

The proposal would be a well-designed remodelling and 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.

Impact on Heritage

Policy 34 of the HDPF states that development should be reinforce the special character of the historic environment through appropriate siting, scale, form, and design; and should make a positive contribution to the character and distinctiveness of the area. Proposals should preserve and ensure clear legibility of locally distinctive vernacular building forms and their settings, features, fabric, and materials.

The dwelling is located on the boundary with Steyning Conservation Area; therefore, any development should be mindful of the historic character of the surrounding buildings. HDC Conservation were keen to support an architecture of the twenty first century and the proposal is bold and seeks to reinforce the architectural style chosen for the cricket club. The proposal would not harm the setting of the conservation area, but to ensure that the design is not watered down in its construction, conditions are recommended.

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.

The proposal seeks to remodel the existing dwelling; the footprint would remain similar to the existing and the ridge height would go no higher than the neighbouring dwellings. The removal of the garage and utility room would create greater distance between Downs View and its neighbour Cornrigs. There are no windows proposed on the side elevations, and it is considered that the proposal would not result in any unacceptable overlooking or overshadowing for the neighbours. It is considered that the siting

and layout of the proposed remodelling and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. It is noted that no representations have been received.

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 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 relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

a) Drawings to a scale not smaller than 1:10 fully describing:
Roof details including sections through:
- roof ridge
- eaves
- verges
- verges and bargeboards
- flat roof perimeters
- parapets

b) Specifications of external materials and surface finishes.

c) A sample panel of brickwork / stonework, not less than 0.8 sq m, constructed on site. Before any further brickwork / stonework is undertaken, the panel must be inspected and approved in writing by the local planning authority. All brickwork / stonework must be executed in accordance with the sample panel, which shall remain on site until the works are complete and the condition discharged.

Reason: As this matter is fundamental to ensure that the significance of the conservation area, and the character, appearance and integrity of the buildings, are not prejudiced, thereby preserving the special architectural or historic interest which they possess, and to comply with Policy 34 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/26/1454
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		A000 REV A	09.09.2026
Floor plan	Existing Ground and First	A100	09.09.2026
Floor plan	Proposed Ground and First	A110 REV A	09.09.2026
Roof plan	Existing	A120	09.09.2026
Roof plan	Proposed	A121	09.09.2026
Plans	Proposed 3D Front	A190	09.09.2026
Plans	Proposed 3D Rear	A191	09.09.2026
Elevation plan	Existing	A200	09.09.2026
Elevation plan	Proposed	A210 REV A	09.09.2026
Elevation plan	Contextual Existing and Proposed	A220 REV A	09.09.2026
Floor plan	Existing and Proposed Gross Internal Area Ground and First	A600 REV A	09.09.2026

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 02.11.2026

Authorising Officer sign/initial RHERMITAGE Date: 03.11.2026