



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0212

Tipnoak Lodge, School Lane, Ashurst, West Sussex, BN44 3AY

DESCRIPTION:

Erection of a first-floor extension above existing ground floor, erection of a front porch, and installation of windows.

RELEVANT PLANNING HISTORY:

No relevant planning history

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 40 - Sustainable Transport

Policy 41 - Parking

Ashurst Neighbourhood Plan

Ashurst Parish Council voluntarily withdrew their parish from the Neighbourhood Development Plan process on 12 October 2017 and has chosen not to pursue another Neighbourhood Plan.

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 24: Sustainable Transport

Policy 25: Parking

Policy 45: Replacement Dwellings and House Extensions in the Countryside

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:

None

Parish Comments:

Ashurst Parish Council: No comments received

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.

Tipnoak Lodge is a detached dwellinghouse, situated outside the built-up area boundary and therefore for planning purposes, is within the countryside. The site is not located within a Conservation Area, nor is the building statutory or locally listed. The proposal seeks planning permission for the erection of a first-floor extension above the existing ground floor, erection of a front porch, and fenestration changes.

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.

The proposal seeks planning permission for the erection of a first-floor extension above the existing ground floor, erection of a front porch, and fenestration changes. Whilst the first-floor extension will mean the ridgeline of the existing property will be increased, this difference will be minimal measuring about 0.45 metres. The materials of this extension will consist of oak cladding on the walls and tiles and windows to match the existing dwelling. Whilst no oak cladding exists on the property currently, there is a mixture of material pallets within the immediate surroundings and the proposed materials will not be harmful both to Tipnoak Lodge, or the locality.

The proposals, including the porch, would be a clearly subservient addition on this detached sizeable property 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 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 noted no letters of representation objecting to the proposed development have been received. The nearest neighbouring dwellings are as follows: 1 School Lane located 33metres to the northeast and Downs View located 16 metres to the southeast. Whilst the proposal will see the introduction of a new window on the front elevation at first floor level and a new dormer at first floor level on the rear elevation, given the existing arrangement with dormers on the property and the positioning of Tipnoak Lodge with the neighbouring properties, the proposals would not give rise to overlooking or privacy issues, above or beyond the existing arrangement.

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 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved plans and application form.

Reason: To enable the Local Planning Authority to control the development in detail 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/26/0212

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Elevations as Proposed	2348-4	06.02.2026
Roof plan	Roof Plans - Existing and Proposed	2348-5 REV 1	17.02.2026
Block plan		2348-6	06.02.2026
Location plan		2348-7	06.02.2026
Floor plan	Floor Plans, and Sections as Existing	2348-1 REV 1	17.02.2026
Floor plan	Ground and First Floor Plans, as Proposed, Sections	2348-2	06.02.2026
Elevation plan	Elevations as Existing	2348-3 REV 1	17.02.2026

DELEGATED

Case Officer sign/initial Sam Nye Date: 13/04/2026

Authorising Officer sign/initial RHERMITAGE Date: 14.04.2026