



Horsham District Council

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

4

Suffix

Property Name

Address Line 1

Dereham Way

Address Line 2

Address Line 3

West Sussex

Town/city

Horsham

Postcode

RH12 1GQ

Description of site location must be completed if postcode is not known:

Easting (x)

515429

Northing (y)

129977

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

N

Surname

Smith

Company Name

Address

Address line 1

4 Dereham Way

Address line 2

Address line 3

Town/City

Horsham

County

West Sussex

Country

Postcode

RH12 1GQ

Are you an agent acting on behalf of the applicant?

Yes
 No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Tim

Surname

Evans

Company Name

T J Evans Ltd

Address

Address line 1

Hollys Choice

Address line 2

Spithurst Road

Address line 3

Barcombe

Town/City

County

Country

United Kingdom

Postcode

BN8 5EF

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Retrospective planning application for a garden building to be used as a home office incidental to the enjoyment of the dwellinghouse

Has the work already been started without consent?

Yes
 No

If Yes, please state when the development or work was started (date must be pre-application submission)

18/08/2025

Has the work already been completed without consent?

Yes
 No

Materials

Does the proposed development require any materials to be used externally?

Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

n/a

Proposed materials and finishes:

Dark grey painted (RAL 7016) "V-100 MTX" and cement board cladding

Type:

Roof

Existing materials and finishes:

n/a

Proposed materials and finishes:

Grey E.P.D.M. rubber membrane

Type:

Windows

Existing materials and finishes:

n/a

Proposed materials and finishes:

Dark grey (RAL 7016) "V-100 MTX" P.V.Cu frame

Type:

Doors

Existing materials and finishes:

n/a

Proposed materials and finishes:

Dark grey (RAL 7016) "V-100 MTX" P.V.Cu frame

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes
 No

If Yes, please state references for the plans, drawings and/or design and access statement

General Arrangement Drawing No 525/035/01 (Rev 0)

Design & Access Statement ref DAS525035 (Rev B)

CIL Form 1: Additional Information

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

Yes
 No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

Please see the Site Plan included on the General Arrangement Drawing No 525/035/01 (Rev 0)

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- Yes
- No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- Yes
- No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
- No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes
- No

Parking

Will the proposed works affect existing car parking arrangements?

- Yes
- No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

- It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
- No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PE/25/0205

Date (must be pre-application submission)

24/09/2025

Details of the pre-application advice received

It is possible to carry out various alterations and extensions to a dwellinghouse without the need for planning permission, through what are known as 'permitted development' rights. However, in this case these rights were removed as part of the original planning permission for your property (condition 22 of DC/15/0499). As a result of this planning permission would be required for the erection of an outbuilding within the rear garden.

At this stage there would be no apparent concerns were an application to be submitted, with the proposed outbuilding of a modest footprint. It would be recommended that the height / roof form be kept as low as is possible in order to prevent any potential impacts on the neighbouring garden area. The provision of a home office is similarly not of any concern, with working from home unlikely to create any significant potential for harmful levels of noise or disturbance.

It would therefore be recommended that a planning application be submitted to allow for public consultation and further consideration.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

Yes
 No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

Yes
 No

Is any of the land to which the application relates part of an Agricultural Holding?

Yes
 No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Applicant
 The Agent

Title

Mr

First Name

Tim

Surname

Evans

Declaration Date

01/12/2025

Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Tim Evans

Date

01/12/2025