DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1923
The Old Stables, Guildford Road, Rudgwick, Horsham, West Sussex, RH12 3JB

DESCRIPTION:
Erection of an implement store for machinery for equestrian use.

RELEVANT PLANNING HISTORY:

DC/16/0538	Proposed change of use from agricultural building to dwelling (C3 Use class)	Deemed Consent on 06.07.2016
DC/18/1562	Retrospective application for the erection of a 1.8 metre high close boarded fence running parallel to A281 Guildford Road, the extension of a vehicle access track and the widening of vehicle access and hard standing area from A281 Guildford Road.	Application Permitted on 09.11.2018
DC/19/1622	Erection of a stable building with three stables, one tack room and one hay store and erection of a wash down bay building.	Application Permitted on 08.10.2019
DC/20/0264	Retrospective application for the installation of external lights on sand school	Application Permitted on 07.04.2020

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 41 - Parking

Rudgwick Neighbourhood Development Plan
RNP6: Materials
RNP7: Architectural Style
RNP8: Development Height
RNP9: Street Scene

Rudgwick 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
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 received

Parish Comments:
There is no record of any application to erect the existing outbuilding, therefore this replacement application is not valid and should be refused. This proposal is in breach of Policy 28, as the replacement building is three times the footprint of the existing building and its position near to the road, scale and the materials being suggested it would not be in keeping with the neighbouring dwelling. The whole site can be viewed from the Downslink Path and could be viewed as a blot on the landscape. The submitted block plan is misleading as it shows the new structure having a similar footprint to that of the existing, whereas in reality it is much larger.

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 Horsham District Planning Framework (HDPF) relates to house extensions and outbuildings in the countryside. It requires that extensions and ancillary buildings are not disproportionate to the size, scale or character of the existing dwelling, and that the cumulative impact of previous extensions is taken into account. For outbuildings providing ancillary accommodation or garaging, the policy expects applicants to demonstrate that the need for additional space cannot be met within the existing dwelling or from buildings suitable for conversion on the site. Any new outbuildings should be sited in relation to the dwelling they serve, grouped with the house, and designed so that they cannot function as, or evolve into, a separate dwelling, as this would not be supported.

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 6 of the RNP states development should utilise materials that reflect the common building styles across the Parish, with tile-hanging or suitable cladding, matching existing brickwork, and using tile roofing. Policy 7 states that new development should be designed with reference to surrounding architecture, paying close attention to the local vernacular and characteristic detailing. Policy 8 states new development should reflect the local tradition and irrespective of the location, the scale and massing of new developments should respect the character and appearance of the surrounding built and natural environment. Policy 9 states new buildings should be placed to form consistent buildings lines along streets.

The Old Stables is a detached single storey dwellinghouse within a rural countryside location. The dwelling was created through permitted development rights (re: Class Q, Part 3 of the GPDO), the erection of outbuildings therefore requires planning permission. The Planning Statement sets out that the proposed outbuilding would be used for the storage of machinery and implements, such as machinery and equipment associated with equestrian needs for the upkeep of the land. The proposed building will be located immediately to the north of the host dwelling, adjacent to the property's northern boundary and would measure approximately 7.6 metres in width, have a depth of 18.3 metres, with an eaves height of 3.6 metres and an overall ridge height of 4.2 metres. The building would comprise a steel frame with steel cladding to the walls, roof and doors, all finished in grey.

The existing dwelling is of modest scale and proportions, reflecting its origins as a former agricultural building. While the proposed outbuilding has sought to reflect the external colours of this dwelling, it would measure approximately 1.2 metres taller and 1.3 metre deeper than the related dwelling. It is considered that this scale would result in the outbuilding dominating the principal dwelling, with the outbuilding therefore representing a disproportionate addition to the site. The outbuilding would be visible above the existing boundary fence to the frontage of the site with the proposed height such that it would be unduly prominent in views along Guildford Road.

For the reasons set out above, it is considered that the proposed outbuilding would be of a scale and siting which would be disproportionate to the main dwellinghouse, and would represent an unduly intrusive and dominant addition to the site and wider surrounding area. The proposal would therefore have an adverse visual impact on the visual amenities of the locality, contrary to policies 28, 32 and 33 of the HDPF and policies 7 and 8 of the RNP.

The comments by Rudgwick Parish Council are noted. Given the outbuilding would be located approximately 282 metres from the Downs Link (PROW, 3569), with this PROW being situated within a tree line and other residential properties/buildings being located within this separation, it is not considered that there would be an impact on the views from this PROW.

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 that the nearest residential dwelling, Hyesfield, is located approximately 45 metres to the east with a woodland separating this dwelling to the outbuilding. The residential property New Barn, which shares an access track, is located 140 metres to the south. It is considered that the siting and layout of the proposed outbuilding 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 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 development, by reason of its scale and siting, would be disproportionate to the main dwellinghouse, and would represent an unduly intrusive and dominant addition to the site and wider surrounding area. The proposal would therefore have an adverse visual impact on the visual amenities of the locality, contrary to policies 28, 32 and 33 of the Horsham District Planning Framework (2015) and Policies 7 and 8 of the Rudgwick Neighbourhood Plan.

It is noted that the outbuilding is intended to provide storage space for equestrian related equipment. While this is acknowledged the submission does not set out why a building of this scale is necessary to serve the equestrian needs of the wider site (with a stable block permitted on land to the south in 2019, ref: DC/19/1622). It has not therefore been demonstrated that there are any other considerations which would outweigh the identified harm and justify a development of the scale being proposed. It is therefore recommended that planning permission be refused.

Recommendation: Application Refused

Reason(s) for Refusal:

1. The development, by reason of its scale and siting, would be disproportionate to the main dwellinghouse, and would represent an unduly intrusive and dominant addition to the site and wider surrounding area. The proposal would therefore have an adverse visual impact on the visual amenities of the locality, contrary to policies 28, 32 and 33 of the Horsham District Planning Framework (2015) and Policies 7 and 8 of the Rudgwick Neighbourhood Plan.

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/25/1923
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Block plan	Block/Site Plan	NONE	02.12.2025
Elevation plan	Elevation All	SMSB-1346-01	02.12.2025
Roof plan	Roof Plan	SMSB-1346-15	02.12.2025
Plans	Elevations All Frame	SMSB-1346-06	02.12.2025
Floor plan	Floor Plan	SMSB-1346-12	02.12.2025
Plans	Footings	NONE	02.12.2025
Plans	Footings Plan	SMSB-1346-13	02.12.2025
Plans	Cross Section	SMSB-1346-11	02.12.2025

Location plan	Location Plan	NONE	24.11.2025
Supporting Statement	Planning Statement	NONE	22.01.2026

DELEGATED

Case Officer sign/initial Sam Nye Date: 10/02/2026

Authorising Officer sign/initial Guy Everest Date: 11.02.2026