Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

NATIONAL SCHEME OF DELEGATION:

The proposal constitutes Schedule 2 development which is eligible for referral to Planning Committee. Upon review, the application does not raise a significant planning matter or an economic, social or environmental issue of significance to the local area. The application is therefore delegated to Officers for determination.

APPLICATION NO./ADDRESS:

DC/26/1500
White House, Storrington Road, Thakeham, West Sussex, RH20 3EQ

DESCRIPTION:

Variation of conditions 1 and 3 of previously approved application reference DC/25/1443 (Demolition of existing garage and shed. Erection of a double garage with home office and storage) for amendments to external materials, removal of garage door, roof light arrangement and porch material.

RELEVANT PLANNING HISTORY:

DC/25/1443	Demolition of existing garage and shed. Erection of a double garage with home office and storage.	Application 04.11.2025	Permitted on
DC/25/0323	Erection of an outbuilding (Lawful Development Certificate - Proposed).	Application 13.06.2025	Permitted on

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
Policy 41 - Parking

Thakeham Neighbourhood Plan:
Thakeham1 – A Spatial Plan for the Parish
Thakeham6 – Design

The Local Plan is currently at examination, where the Inspector's letter dated 30.10.2026 concludes that the plan is sound, subject to the proposed main modifications and the limited number of further changes discussed within the letter. The final report from the Inspector is anticipated to be received in January 2027, where changes to the draft Schedule of Main Modifications will need to be published for consultation. Given this letter and the status of the Local Plan, the policies contained within the Horsham District Local Plan 2023-2040 (HDLP) are considered to be of significant weight.

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:

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

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.

Strategic Policy 19 of the HDLP states that high quality and inclusive design for all development in the District will be required based on a clear understanding of the local, physical, economic, environmental and policy context. In order to conserve and enhance the natural and built environment, and deliver beautiful and sustainable buildings and places, development should make efficient use of land; ensure that the scale, massing and appearance of the development is of a high standard of design and layout and relates sympathetically with the built surroundings and heritage; and use high standards of building materials, detailing, finishes and landscaping.

Thakeham6 of Thakeham Neighbourhood Plan states that the scale, density, massing, height, landscape design, layout and materials of all development proposals, should reflect any architectural or historic characteristics of particular merit in, and the scale of the surrounding buildings and in the wider area.

This application seeks to vary Conditions 1 and 3 of planning permission DC/25/1443 to allow revisions to the external appearance of the approved garage, home office and storage building. The amendments comprise the replacement of the approved painted brickwork with white render, replacement of the approved Cedral cladding with plain clay tile hanging, removal of the approved

garage door, revisions to the Velux rooflight arrangement and replacement of the approved uPVC porch with an oak porch.

The amendments are limited to external materials and detailing and are considered to represent a refinement of the approved scheme. The proposed white render, clay tile hanging and oak porch would provide a coherent and traditional domestic appearance that is appropriate to the character of the host dwelling and surrounding area. Furthermore, the omission of the garage door would simplify the appearance of the building whilst maintaining its approved ancillary function.

Accordingly, the proposed amendments would not result in harm to the character and appearance of the approved development, the host dwelling or the surrounding area and are considered acceptable in accordance 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.

Strategic Policy 19 of the HDLP states that development should provide and retain a good standard of amenity for existing and future occupants of the proposed site. Proposals should avoid unacceptable harm to the amenity of existing and future occupiers or users of nearby property and land, for example due to overlooking, overdominance or overshadowing, light pollution, noise, odour and/or vibration, and having regard to the sensitivities/impacts of surrounding development.

The proposed amendments do not alter the approved siting, scale, height, footprint or massing of the building and therefore would not change the relationship between the approved development and neighbouring properties. The revisions are limited to external materials, the arrangement of rooflights, removal of the approved garage door and alterations to the porch detailing.

The amended rooflight arrangement is not considered to result in any unacceptable overlooking, loss of privacy, overshadowing or overbearing impact beyond that already assessed and accepted under planning permission DC/25/1443. The proposal would therefore continue to safeguard the amenities of neighbouring occupiers.

Accordingly, the proposed amendments are considered acceptable in terms of their impact on neighbouring residential amenity.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024 as amended, this application is exempted from the statutory requirement to demonstrate a 10% net gain in biodiversity as the development is below 0.2 hectares.

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 must be commenced by the 04/11/2028.

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 proposed plans and cover letter.

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).

4 **Regulatory Condition**: The garage and first floor accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of White House, Storrington Road, Thakeham, West Sussex, RH20 3EQ, and shall not be used as a separate unit of accommodation or for commercial purposes.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT
Biodiversity Net Gain Condition
Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

Under Regulations 4, 5, 7 & 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 the statutory biodiversity gain condition required by Schedule 7A to the Town and Country Planning Act 1990 (as amended) does not apply in relation to planning permission for development which meet a defined criteria.

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

Statutory exemptions and transitional arrangements
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at https://www.gov.uk/guidance/biodiversity-net-gain.

Irreplaceable habitat
If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

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/26/1500

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

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan	Location Plan	AT - 100 - P01	17.09.2026
Site plan	Proposed Site Plan	AT - 100 - P02 Rev A	17.09.2026
Roof plan	Proposed Ground Floor Plan	AT - 100 - P03	17.09.2026
Floor plan	Proposed First Floor Plan	AT - 100 - P04 Rev A	17.09.2026
Roof plan	Proposed Roof Plan	AT - 100 - P05 Rev A	17.09.2026
Elevation plan	Proposed Elevations	AT - 100 - P06 Rev B	17.09.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 06/11/2026

Authorising Officer sign/initial Tamara Dale Date: 10/11/2026