Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1521
51 Acorn Avenue, Cowfold, West Sussex, RH13 8RR

DESCRIPTION:
Alterations to front curtilage to create enlarged hardstanding.

RELEVANT PLANNING HISTORY:

DC/09/0392	Two-storey front extension	Application Permitted on 14.05.2009

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 41 - Parking

Cowfold Neighbourhood Plan 2019 – 2031
Policy 9: Residential Development Principles

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Quality
Policy 20: Development Principles
Policy 25: Parking

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:
None received

Parish Comments:
No Comment.

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.

The application site relates to a detached dwelling within the Cowfold built-up boundary area. The surrounding area is predominantly residential, with properties benefiting from front gardens, driveways and associated parking provision.

The proposal seeks alterations to the front curtilage to create an enlarged hardstanding through the extension of the existing driveway. This would involve the removal of an existing block-paved path adjacent to the driveway and the resurfacing of the area to provide additional parking space.

The works would be limited to the front garden area and would not introduce any new built structures. The enlarged hardstanding would remain consistent with the residential character of the property and surrounding area, where driveways and off-street parking are common features. The proposal would utilise materials appropriate to a domestic setting and would not appear incongruous within the street scene.

The proposal would be a clearly subservient addition 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.

The use of the area for domestic vehicle parking would remain consistent with the established residential use of the property. Accordingly, the proposal is considered acceptable in terms of its impact on neighbouring residential amenity.

Impact on Highways and Parking

Parking - Policy 41 11.9 This policy seeks to find the right balance between ensuring that adequate parking is provided to support new development whilst ensuring that it is suitably located and does not conflict with other uses

The proposal would not alter the existing vehicular access arrangements or require the provision of a dropped kerb. The enlarged hardstanding would provide greater flexibility for vehicle parking and manoeuvring within the site, reducing reliance on on-street parking.

Given that the proposal would improve parking provision without altering access arrangements, it is not considered to result in any adverse impact on highway safety. The proposal is therefore considered acceptable in highway and parking terms.

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 proposed plan 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/26/1521
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	22.09.2026
Block plan	Proposed	NONE	22.09.2026
Block plan	Existing	NONE	22.09.2026

DELEGATED

Case Officer sign/initial	Meg Bayliss	Date:	06/11/2026
Authorising Officer sign/initial	RHERMITAGE	Date:	16.11.2026