# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1302
59 Penlands Vale, Steyning, West Sussex, BN44 3PL

DESCRIPTION:
Replacement of shed. (Retrospective).

RELEVANT PLANNING HISTORY:

None

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 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles

**Steyning Neighbourhood Plan** (made):
SNDP3 – Contribution to Character

**Horsham District Local Plan (2023-40) (Regulation 19)**:
Policy 19: Development Principles

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:
**Steyning Parish Council**: Objection due to lack of dimensional details of original shed to enable comparison.

Representations:
One representation has been received from an address outside of Horsham District, *objecting* to the application for the following reasons:

- Overdevelopment, size, elevated position and unsympathetic appearance make it an unduly prominent and overbearing structure

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 19 (Development Principles) of the Horsham District Local Plan (2023-40) 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, where relevant, development should be designed in accordance with the following principles.

Policies 32 and 33 of the HDPF (2015) 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.

SNDP3 of the Steyning Neighbourhood Plan states that development proposals which demonstrate how they positively contribute towards Steyning's character will be supported and proposals should respect the amenity of properties in their immediate locality, and respond positively and sensitively to the scale, mass, height, building materials and form of neighbouring properties.

59 Penlands Vale is a semi-detached dwelling over two-storeys located the south side of the cul-de-sac. Land rises in gradient southwards towards the rear boundary of the rear garden. The rear boundary is the boundary of the Steyning BUAB. To the rear of the site is land with tree preservation order TPO/0278 (Land At Bostal Road Steyning - containing Beech, Ash, Elm, Sycamore, Lime, Scots pine and Field Maple). The site is not within the South Downs National Park which has its nearest boundary a distance of 70m to the west.

Retrospective planning permission is sought for erection of a shed near the rear boundary of the back garden, sited upon an existing concrete base. A previous shed located on the existing concrete base was blown over by a wind storm, and photographic evidence has been provided by the applicant of the previous shed.

The overall maximum width of the elevations of the replacement shed is 4.85m with a shallow mono-pitched flat roof of width 5.03m. The depth of the shed is 2.56m, with the front of roof projecting forward 0.54m. There are front steps proposed to access the shed from ground level onto the concrete base and to the front access door.

Maximum height from the base of the steps on the front (north) elevation is 3.2m (on the west side elevation) and 2.95m (east side elevation). The roof mono-pitch falls to the rear such that the rear height is lower at approx. 2.2m. The shed has openings only on the front elevation consisting of a front access door and a window (anthracite aluminium frame). The shed is clad is in horizontal pressure treated timber cladding. EPDM rubber membrane roof (grey). Anthracite UPVC fascia and soffits. Distance from the shed to the rear boundary is 0.25m to 0.5m, and the shed is within 2m of the side boundary to the east.

The land rises within the rear garden however following officers site visits it is considered that there are very limited views of the structure from the street scene and the proposed shed would not be an unexpected feature of a rear garden in a residential area such as this and it is considered that the shed size and materials are of a design, form and scale which is acceptable to the character and appearance of the existing dwelling, and which would not harm the character or appearance of the wider area sufficient to warrant refusal. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

**Impact on Neighbouring Amenity**

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.

Policy 33(2) 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 considered that the siting and layout of the proposed rear garden shed located at the end of the garden and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. Whilst the outbuilding has been constructed on a raised platform, views into neighbouring garden amenity areas or directly into neighbouring windows are largely obscured by the presence of existing boundary fencing. In any case, the outbuilding would be utilised for the purposes incidental to the occupation of the dwelling, this would not give rise to any amenity harm over and above the pre-existing arrangement. Officers are content that this can be adequately controlled by way of condition. With this and the above in mind, the proposal is considered is acceptable in terms of its amenity impact, in accordance with Policy 33(2) of the HDPF.

**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 **Regulatory Condition**: The materials and finishes of the development hereby permitted shall strictly accord with those indicated on the submitted application form and approved plans.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

3 **Regulatory Condition:** The outbuilding hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of 59 Penlands Vale as a dwelling 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 or commercial use 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).

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.

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**Plans list for: DC/26/1302**

Schedule of plans/documents **approved**:

| Plan Type | Description | Drawing Number | Received Date |
|---|---|---|---|
| Plans | Existing Right and Left Elevations and Exterior Finish | NONE | 22.09.2026 |
| Plans | Existing Floor Plan | NONE | 22.09.2026 |
| Plans | Existing Front and Rear Elevation and Exterior Materials | NONE | 22.09.2026 |
| Block plan | | NONE | 13.08.2026 |
| Location plan | | NONE | 13.08.2026 |

**DELEGATED**

Case Officer sign/initial Steve Astles Date: 10.11.2026

Authorising Officer sign/initial RHERMITAGE Date: 16.11.2026