



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1220

North Lodge, Capel Road, Rusper, Horsham, West Sussex, RH12 9PZ

DESCRIPTION:

Erection of a link extension and increase in roof height (to Building 1) and reconfiguration of accommodation.

RELEVANT PLANNING HISTORY:

DC/25/1716	Change of use of outbuildings to holiday lets	Application Permitted on 12.03.2026
DC/14/0341	Erection of 3 No. detached outbuildings consisting of two bay garage, bin store with bat loft above and studio building (Lawful Development Certificate - Proposed)	Application Permitted on 22.04.2014
DC/12/1638	The development proposed is the demolition of a dwelling and the erection of a replacement one and a half storey dwelling (amendment to scheme approved by planning permission DC/11/2193).	Allowed on Appeal 08.07.2013
DC/11/2193	Demolition of existing property and the erection of a replacement (4-bed) detached dwelling	Application Permitted on 23.12.2011

DESCRIPTION OF THE SITE

The application site lies consists of two holiday-lets to the south of Capel Road. The topography of the site goes down towards the south of the site with views towards the countryside. The two outbuildings which have permission to be used as holiday lets are clad in dark horizontal timber with a small separation distance between them with the northern outbuilding having a wide garage at ground floor and external staircase to the south. The application site lies outside of the Built up area boundary of Rusper and is therefore considered to be in the countryside for policy considerations.

DESCRIPTION OF THE APPLICATION

The application seeks permission for a link extension to link the two smaller holiday lets into one two bedroom holiday let. The extensive area of hardstanding and access to the front of the site would not be impacted by the proposal and the garage provision would remain as existing. The proposed development would be limited to a link extension with modest increase in height to building 1 such that it forms a continuous ridgeline to building 2.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 7 - Strategic Policy: Economic Growth
Policy 10 - Rural Economic Development
Policy 11 - Tourism and Cultural Facilities
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 43 - Community Facilities, Leisure and Recreation

Rusper Neighbourhood Plan

Policy RUS1 – Spatial Plan
Policy RUS2 – Rural Diversification
Policy RUS3 – Design
Policy RUS5 – Green Infrastructure and Biodiversity
Policy RUS10 – Dark Skies

Horsham District Local Plan (2023-40) (Regulation 19):

Policy 1: Sustainable Development
Policy 2: Development Hierarchy
Policy 6: Climate Change
Policy 7: Appropriate Energy Use
Policy 8: Sustainable Design and Construction
Policy 9: Water Neutrality
Policy 11: Environmental Protection
Policy 13: The Natural Environment and Landscape Character
Policy 14: Countryside Protection
Policy 16: Protected Landscapes
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 31: Rural Economic Development
Policy 34: Tourism Facilities and Visitor Accommodation

Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Planning Advice Notes:

Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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:

Natural England: Standing advice

PUBLIC CONSULTATIONS:

Representations:

None received

Parish Comments:

Parish Council: None received

Member Comments:

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

Principle of Development:

The development would consist of a link extension and increase in roof height to building 1 to form a continuous ridge line with its neighbouring outbuilding.

The change of use to holiday let use was permitted recently under DC/25/1716. The Planning Officer's delegated report considered the application for a change of use from outbuilding to holiday let use in light of policy 10 and 11 of the HDPF whose objectives are to promote tourism facilities and be contained wherever possible within existing buildings appropriate for conversions.

The proposal would result in one fewer holiday let than the development recently approved, however the current proposal would result in one 2 bedroom holiday let, and it is not considered that this decrease would necessarily result in less occupation of the site given that the two holiday lets were of a potentially overly-modest scale. It is considered that the development would result in one modest two bedroom holiday let that would represent a viable tourism use in the district.

As per this recent delegated report (DC/25/1716), the proposal would not be considered to be contrary to policies 10 and 11 of the HDPF, with there still being an identified need for tourist accommodation within the District (Horsham District Hotel and Visitor Accommodation Study 2016).

Design and Appearance:

Policies 25, 32 and 33 of the HDPF promote development that is of a high quality design, which is sympathetic to the character and distinctiveness of the site and surroundings. The landscape character of the area should be protected, conserved and enhanced, with proposals contributing to a sense of place through appropriate scale, massing and appearance.

The locality consists of agricultural fields, some sporadic residential development, woodland and some low density commercial use in the wider area. The proposed alterations would increase built form at roof level which would result in a more prominent appearance from public vantage points, however it would not be to an excessive scale, would match the roof form and materials of the existing holiday lets, and remain subordinate in scale to host building North Lodge.

Overall, the development would not be considered to result in harm to the character of the area, to the site itself or give rise to a harmful landscape impact in accordance with policies 25, 32 and 33 of the HDPF.

Residential Amenity:

Policy 33 of the HDPF states that development should consider the scale, massing, and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties and ensuring unacceptable harm to amenity of neighbouring properties, such as overlooking or noise, is avoided.

The level of activity associated with the holiday accommodation would not be out of character with the existing dwelling or wider countryside location, and the potential for harmful levels of noise or disturbance is considered to be limited. Due to the reduction in number of holiday lets, there is potential for the level of activity in the countryside to decrease.

The proposed use and resulting relationship with surrounding properties and land would not result in unacceptable harm to amenity, in accordance with the above policy.

Highways Impacts:

Policy 40 of the HDPF seeks to direct development to areas which are integrated with sustainable transport networks, encourage sustainable transport choices and ensure that new development is safe for all modes of transport, including vehicles, cyclists and pedestrians. In addition, proposals should minimise conflict between traffic, cyclists and pedestrians. Policy 41 of the HDPF aims to ensure that developments are served by adequate parking facilities including provision for cycle, motorcycle and low emission vehicles.

The existing access would be retained with future guests able to use the existing hardstanding which is sufficient to accommodate multiple vehicles with storage space available for the storage of cycles. The Local Highway Authority considers that the proposal would not have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network. There are no reasons to take a different view, with the transport impacts considered acceptable and in accordance with the above policies.

Water Neutrality:

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through

their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and Policy N6 of the NPPF.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG) (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The development would for a de-minimis exemption from Biodiversity Net gain requirements.

Conclusions:

The proposed link extension and increase in roof height would be in accordance to national and local 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 accommodation hereby permitted as identified on the approved plans, shall be occupied and managed in accordance with the following:
- i) The accommodation shall be occupied for holiday and short-term let purposes only;
 - ii) The accommodation shall not be occupied as a person's sole, or main place of residence;
 - iii) The accommodation shall not be occupied by any one person for a period exceeding 28 days in any calendar year;
 - iv) The accommodation shall at all times be managed and supervised by North Lodge, Capel Road, Rusper;
 - v) The owners / operators shall maintain an up-to-date register of the names of all owners / occupiers of the accommodation on the site, and of their main home addresses, and shall make this information available to the Local Planning Authority upon request.

Reason: To maintain the availability of the site as short term holiday tourist accommodation in accordance with Policies 10, 11 and 26 of the Horsham District Planning Framework (2015).

- 4 **Regulatory Condition:** The materials and finishes of all new external walls, windows and roofs of the development hereby permitted shall match in type, colour and texture those of the existing building.

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

- 5 **Regulatory Condition:** The accommodation hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development and to ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policies 31 and 37 of the Horsham District Planning Framework (2015), N6 of the National Planning Policy Framework (2026), and to enable the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

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/26/1220

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Plans	Existing Building 2 Elevations, Ground and First Floor	123/2026/2b	20.07.2026
Location & Site plan	Proposed	123/2024/1	20.07.2026
Floor plan	Proposed Ground and First	123/2026/4	20.07.2026
Plans	Existing Building 1 Elevations, Ground and First Floor	123/2026/2a	20.07.2026
Elevation plan	Proposed	123/2026/5	20.07.2026

DELEGATED

Case Officer sign/initial Hannah Darley Date: 14.09.2026

Authorising Officer sign/initial RHERMITAGE Date: 22.09.2026