Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0728
High Beech, Mill Lane, Lower Beeding, West Sussex, RH13 6PX

DESCRIPTION:

Variation of condition 1 of previously approved application reference DC/24/0568 (Demolition of existing dwelling and erection of a new residential dwelling and the erection of an office/leisure room) for re-siting the office/leisure room.

RELEVANT PLANNING HISTORY:

DC/24/0568	Demolition of existing dwelling and erection of a new residential dwelling and the erection of an office / leisure room.	Application Permitted on 04.10.2024

SITE AND SURROUNDS

The application site remains as previously described under DC/24/0568: a detached dwelling on the north side of Mill Lane, within a semi-rural area east of Crabtree. The High Weald National Landscape lies to the front and rear of the site, though not including the site itself. Ancient woodland is located to the rear, and Leonardslee Registered Park and Garden is located approximately 100m to the north.

The site is situated within the countryside for planning purposes, although the submission Horsham District Local Plan proposes a secondary settlement boundary for Crabtree which would include this site. Properties along Mill Lane are mixed in scale and style, with detached and semi-detached houses set within spacious plots.

DETAILED DESCRIPTION

This application seeks to vary Condition 1 (approved plans) of DC/24/0568 solely to permit the repositioning of the approved office/leisure outbuilding within the curtilage of the site, shifting it toward the north-western boundary. No other changes are proposed.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 15 - Strategic Policy: Housing Provision
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 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 41 - Parking

Neighbourhood Plan:
The Lower Beeding Neighbourhood Plan has undergone examination with a Decision Statement issued confirming that the plan should proceed to referendum. While at present there are no details of this referendum the plan is of some weight with Policy 12, Design, of most relevance.

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:

None received

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

Principle of Development:

The principle of development was established and accepted under DC/24/0568, which permitted the replacement dwelling and outbuilding. This application proposes no additional built form or change of use, and as such, the principle remains valid.

Design, Character and Appearance:

The only change proposed is the location of the office/leisure building. While the outbuilding is now positioned further to the north-west, its siting remains wholly within the residential curtilage and does not impact the countryside setting or wider character of the area.

The outbuilding remains of modest scale, with dimensions, height, and materials unchanged from the previously approved scheme. Its repositioning would not introduce any harmful visual impact when considered against the prevailing varied character of surrounding development.

There are no objections raised with regard to the revised siting of the outbuilding. The proposal continues to respect the local character and complies with Policies 25, 32 and 33 of the HDPF.

Residential Amenity:

The revised position would not bring the outbuilding into closer proximity to any neighbouring dwellings to a degree that would materially impact privacy, outlook, or amenity. It remains a single-storey ancillary building and would not result in any overshadowing or overbearing impacts.

Ecology and Trees:

As in the previous permission, the relationship of the outbuilding to a nearby mature Oak tree is noted. Condition 4 (relating to foundation and service routing) remains relevant and will ensure the protection of adjacent trees. The repositioning does not bring the building closer to any sensitive habitats or features.

Water Neutrality:

No changes are proposed to the size of the dwelling or the nature of the accommodation provided within the outbuilding. As such, 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 194 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain (BNG):

The Application Form states that the proposal is exempt from BNG as a self-build dwelling.

Conclusion

The repositioning of the approved outbuilding is a minor amendment that does not materially affect the appearance, amenity, or ecological integrity of the development. The proposal remains in compliance with all relevant planning policies and guidance.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	276.28		276.28
		Total Gain	
		Total Demolition	**179.29**

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted must be commenced by the 04.10.2027.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Pre-Commencement (Slab Level) Condition**: No new-build development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Pre-Commencement (Slab Level) Condition**: The outbuilding hereby permitted shall not be erected until details of its foundations, including routing of all service pipes etc, to ensure the preservation of the adjacent trees, have been submitted to and been approved in writing by the Local Planning Authority. The outbuilding shall be installed in accordance with the approved details.

Reason: to ensure the preservation of adjacent trees in accordance with Policies 31, 32 and 33 of the Horsham District Planning Framework (2015).

5 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a fast charge electric vehicle charging point for that dwelling has been installed. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

6 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabits per second through full fibre broadband connection has been provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

7 **Pre-Occupation Condition**: The development hereby permitted shall not be occupied until a lighting design scheme for biodiversity has been submitted to and approved in writing by the Local Planning Authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

8 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a plan showing the layout of the proposed development and the provision of car parking spaces (including garages where applicable) for vehicles has been submitted to and approved in writing by the Local Planning Authority. The dwelling hereby permitted shall not be occupied until the parking spaces associated with it have been provided in accordance with the approved details. The areas of land so provided shall thereafter be retained for the parking of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of all highways in accordance with Policy 40 of the Horsham District Planning Framework (2015)use in accordance with Policy 40 of the Horsham District Planning Framework (2015).

9 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

10 **Regulatory Condition**: The dwelling hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling 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 in accordance with Policy 37 of the Horsham District Planning Framework (2015).

11 **Regulatory Condition**: No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

12 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order no development falling within Classes A, AA, B and C of Part 1 or Class AD of Part 20 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and to protect the amenities of the adjoining neighbours 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/25/0728
(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
Elevation & Floor plan	Proposed Garden Room	G01 REV D	25.06.2025
Site plan	Proposed	01 REV J	25.06.2025
Section plan	Proposed sections	05	12.04.2024
Elevation & Floor plan	Existing floor and elevations	EX02 REV A	12.04.2024
Site plan	Existing	EX01	12.04.2024
Floor plan	Proposed floor plans	X01 REV 1	12.04.2024
Elevation plan	Proposed elevations	04 REV 1	12.04.2024
Elevation plan	Front elevation	04a	12.04.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 23.06.2025

Authorising Officer sign/initial ..... Date: .....