



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/2123

Kestrels, Rectory Lane, Ashington, West Sussex, RH20 3AS

DESCRIPTION:

Creation of new opening to existing screen wall to front garden of property to facilitate a vehicle access. Installation of new gates to new opening. Existing vehicle opening to be closed off to match existing screen wall.

RELEVANT PLANNING HISTORY:

AS/29/88	Alterations & extensions & new detached double garage (From old Planning History)	Application 29.07.1988	Permitted	on
AS/39/98	Erection of dormer windows to form rooms in roof Site: Kestrels Rectory Lane Ashington	Application 19.08.1998	Permitted	on
AS/5/00	One dormer window Site: Kestrels Rectory Lane Ashington	Application 28.02.2000	Permitted	on

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 26 - Strategic Policy: Countryside Protection

Policy 28 - Replacement Dwellings and House Extensions in the Countryside

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 40 - Sustainable Transport

Policy 41 - Parking

Ashington Neighbourhood Plan (2019-2031)

Policy ASH1: Overall Spatial Strategy for Ashington

Policy ASH3: Parking Provision

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

Policy 9: Water Neutrality

Policy 17: Green Infrastructure and Biodiversity

Policy 19: Development Quality

Policy 20: Development Principles

Policy 21: Heritage Assets and Managing Change within the Historic Environment

Policy 24: Sustainable Transport

Policy 25: Parking

Policy 45: Replacement Dwellings and House Extensions in the Countryside

Policy 46: Ancillary Accommodation

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:

WSCC Highways: Advice

Parish Comments:

Ashington Parish Council: 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 and available images. 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 is within the Ashington BUAB and is the south side of Rectory Lane. Kestrels is a detached dormer bungalow dwelling with attached pitched roof double garage. The site is a corner position at the junction of Rectory Lane and an access lane running south to development dwellings to the southeast and east. An existing screen wall comprises brick wall with piers and timber fence infill panels to the north and east boundaries of the site. Access to the site is a gap in the boundary wall off the access lane to the northeast of the dwelling.

Planning permission is sought for the creation of a new opening to the existing screen wall at the front garden of the property, off Rectory Lane to the north, to facilitate a new vehicle access. The new opening will have new timber gates to match the existing timber infill panels.

The existing vehicle opening will be closed off / infilled using brick wall materials and brick piers to match existing brickwork screen wall, with timber fence infill panels to match existing timber infill panels.

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.

It is considered that the siting and layout of the proposed repositioned vehicle access and gates and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Highways

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters for the creation of the replacement vehicle access with gates. The site is located on Rectory Lane, an unclassified road subject to national speed limit in this location. The existing side access is to be closed off and a new vehicle access directly onto Rectory Lane is proposed. Having reviewed local mapping, visibility appears comparable with that of the existing access, so no highway safety concerns would be raised in this regard.

The proposed access works will be subject to a licence obtained from WSCC and constructed to a specification agreed with a WSCC Highway Area Engineer. (See the below WSCC informative)

In summary, the Local Highway Authority does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal, with the below informative applied.

Water Neutrality

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 193 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

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 and finishes of the development hereby permitted shall strictly accord with the submitted plans and application form.

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

Note to Applicant - Vehicle Crossover: Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-andlicences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehiclecrossovers-for-driveways/>

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/25/2123

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Site plan		SK-02	18.12.2025
Location & Site plan	Proposed elevations	C9_23_46_170_A	18.12.2025
Supporting Statement	Cover letter	NONE	18.12.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 09.03.2026

Authorising Officer sign/initial RHERMITAGE Date: 16.03.2026