Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

OFFICER CHECKLIST	
WEEK ONE (Date Valid)	**10th March 2025**
Check Neighbours	x
Check Consultations (including newts) / Press List	x
Check Description, Plans and Supporting Documents	x
Print and Display Site Notice (if required)	x
WEEK TWO (+7)	**17th March 2025**
Visit Site or request site visit photos (in accordance with Site Visit Guidance Note)	x
Draft HRA / AA if necessary. If the water statement is insufficient discuss with TL / PPO whether to discuss / accept amendments to the strategy.	N/A
Instruct Legal if s106 required (with prior TL / PPO agreement)	N/A
WEEK THREE (+14)	**24th March 2025**
If amendments are likely to be needed discuss with TL / PPO (N.B. Only minor amendments will be accepted in accordance with the Amendment Guidance). When requesting amendments give clear deadline (i.e. start of week 5).	**N/A**
WEEK FOUR (+21)	**31st March 2025**
If no amendments required, contact agent / applicant with update on progress.	**x**
Confirm whether delegated or committee decision (re: parish and neighbour representations)	**x**
WEEK FIVE (+28)	**7th April 2025**
14-day re-consultation letters to be sent on any amended plans	**N/A**
Prepare draft report	**x**
WEEK SIX (+35)	**14th April 2025**
Check 35-day Cllr call-in for Committee	**X**
If decision based on original plans, report to be drafted and submitted for sign off	**x**
WEEK SEVEN (+42)	**21st April 2025**
If decision based on amended plans, report to be drafted and submitted for sign off	**N/A**
Reason for EOT	**N/A**

APPLICATION NO./ADDRESS:

DC/25/0181
94 Glebelands, Pulborough, West Sussex, RH20 2JJ

DESCRIPTION:

Replacement of garage door with windows. Alterations to boundary fencing.

RELEVANT PLANNING HISTORY:

None relevant to this application.

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

Pulborough Neighbourhood Pan
There is no Made Plan.

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 19: Development Quality
Policy 20: Development Principles

Parish Design Statement:
Pulborough Design Statement SPD May 2013

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:-

It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

Arboricultural Officer: No Objection

There are no trees or hedges of significant landscape/visual merit potentially impacted upon by the proposals.

The clipped suburban boundary plantings are of variable age and condition and do not pose a significant constraint on re-development of the property.

WSCC Highways: Advice

The proposed boundary fencing will be situated along part of the western site boundary in lieu of existing hedging, and does not appear to impact upon visibility in this location. The proposals are not anticipated to give rise to a material intensification of movements to or from the site. As such, no highway safety concerns would be raised to the proposals.

In summary, the LHA 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.

Parish Council (Initial Response): Objection

Removing the conifers and building a wall will interrupt the wildlife corridor, holes should be provided for the wildlife within the new wall. This is being adopted in new development and should be adhered to in the application. Concern was also raised about water displacement after removal of the conifers.

Parish Council (Subsequent Response): Objection

Concerns raised in the previous objection had not been addressed and are still pertinent.

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. 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.

During the course of this application the proposal has been amended, the development would now comprise of replacement of garage door with windows and alterations to boundary fencing. The submitted plans shows that whilst the garage door would be replaced by windows, the use of that room would remain unchanged which is currently being used as a family room with utility room behind. It is acknowledged that matching external materials would be used as the main dwelling and the design of the proposed windows would be in keeping with the existing windows.

The proposed alteration of the boundary fencing would consist of 0.6m low level brick retaining wall with 1.2 high closeboard fencing above. Whereas the existing fencing is 1.830m high closeboard fencing above ground level, the proposal would be a slight reduction to this. The development would involve the removal of a section of the existing hedgerow and extend the new fencing and gate along the western boundary. Following consultation with the Council's Arboricultural Officer, it is noted that there are no trees or hedges of significant landscape/visual merit that would potentially be impacted by

the proposals. The clipped suburban boundary plantings are of variable age and condition and do not pose a significant constraint on re-development of the property. Consequently, it is viewed that the replacement closeboard fencing with retaining wall underneath would be of a better design and form appropriate to the characteristic of the main dwelling.

It is judged that the altered fencing is an improvement to the existing fence design and the replacement of the garage door with windows would be in keeping with the architectural character of the main dwelling. There is an example of a similar garage conversion on a neighbouring property to the south. Overall, 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 nature, siting and scale of the proposal is such that no unacceptable impact would arise for occupants of neighbouring properties.

Following consultation with the Local Highway Authority, it is acknowledged that the proposed boundary fencing will be situated along part of the western site boundary in lieu of existing hedging and does not appear to impact upon visibility in this location. The proposals are not anticipated to give rise to a material intensification of movements to or from the site, where no loss of off-road parking would occur. As such, no highway safety concerns would be raised to the proposals.

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 180 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.

Other Matters

It is recognised that the Parish Council have objected to the proposal on the grounds of impact to wildlife. Given the existing situation, it is not considered that the replacement fence would result in such adverse impact to justify a reason for refusal on these grounds.

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 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).

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/25/0181
(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
Location plan		NONE	05.02.2025
Plans	Plans & Elevations – Existing & Proposed	25-01-01 Rev C	02.04.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 14.04.2025

Authorising Officer sign/initial Tamara Dale Date: 30.04.2025