DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1872
Beeches, Heather Way, Storrington, West Sussex, RH20 4DD

DESCRIPTION:
Erection of an extension to existing garage including new roof structure and rear workshop. Erection of a single storey side extension. Erection of access gates and driveway hardstanding.

RELEVANT PLANNING HISTORY:

DC/21/2458	Surgery to x1 Beech	Pending consideration

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 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles

Storrington, Sullington & Washington Neighbourhood Plan 2018-2031
Policy 14 Design

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

Parish Design Statement:
Storrington and Sullington Parish Design Statement

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:
Arboricultural Officer: If minded to approve the application, the relevant trees could be protected from development harm by appropriate protective measures

Parish Comments:
Storrington and Sullington Parish Council: Neutral

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 and photographs obtained during site visit. 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.

Policy 14 of Storrington, Sullington & Washington Neighbourhood Plan aims to maintain that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape.

The proposal would involve the erection of an extension to existing garage including new roof structure and rear workshop. Erection of a single storey side extension. Erection of access gates and driveway hardstanding.

During the course of this application amendments were negotiated to bring the proposal to an acceptable standard for approval. The number of parking bay has been reduced to 3, the flat roofed rear workshop with the connecting covered walkway link has been removed and half-hipped design has been added to the roof to soften the gable.

Whilst the resultant garage would be substantially larger than the existing garage, the revised design would ensure that the development would appear subordinate to the host dwelling. The appropriate use of external materials would soften the appearance of the garage building. The set back from the roadside and the soft landscaping bounding the site would assist in partially screening the garage.

The proposed single storey side extension would be small scale with a hipped roof which would be in keeping with the main dwelling. Whilst the entrance gate would be of a substantial height of approximately 1.8m, there are examples of similarly high level entrance gate present along Heather Way. Therefore, the proposal would be in keeping with the prevailing characteristic of the surrounding area.

Overall, the proposal would of a size, scale and mass that would be subservient to the host building and typical of a plot of this size. It is therefore considered that the development would not harm the character or appearance of the site or wider surrounding area 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 proposal and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Tree Impact

Policy 33 of the HDPF 2015 presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development.

The property and those adjacent within the cul-de-sac are characterised by their relatively spacious plots with mature landscaped grounds. There are mature trees within the site and on the adjacent property to the South that could be impacted upon by the development and/or associated process/operations. No tree survey or arboricultural impact assessment has been submitted to make a fair assessment of the potential effect of the proposed works on the future health of the trees.

Following consultation with the Council's Arboricultural Officer, it is viewed that the potential loss of the cypress trees within the site and the roadside beech trees (T1 on submitted floor plans) will have limited impact on public amenity within the landscape context. The beech trees are of poor form having likely initially been planted as hedging plants that have grown on with contorted stems with tight unions between them. They are not appropriate for retention as larger trees in any event.

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 paragraph 193 of the NPPF.

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 **Pre-Commencement Condition**: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.
Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) (England) Order 2015, as amended, the extended garage hereby permitted shall be used solely for purposes incidental, to the occupation and enjoyment of Beeches, Heather Way, Storrington (as defined by the red line on the approved Location Plan), as a dwelling and shall not be used as a separate unit of accommodation, nor for any commercial or business purposes or for any other use(s).

Reason: The establishment of an additional independent unit of accommodation, commercial or business use or use of the building for any other purpose(s) or use(s), would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation and neighbouring properties, contrary to Policy 33 of the Horsham District Planning Framework (2015).

6 **Regulatory Condition**: The hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with Policy 38 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/25/1872

Schedule of plans/documents **approved**:

Plan Type	**Description**	**Drawing Number**	**Received Date**
Location & Block plan		166_100 REV A	18.12.2025
Elevation & Floor plan	Existing	166_101	14.11.2025
Elevation & Floor plan	Proposed	166_102 REV A	18.12.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 14.01.2026

Authorising Officer sign/initial RHERMITAGE Date: 23.01.2026