



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1059

Willow Croft, New Road, Southwater, Horsham, West Sussex, RH13 9AU

DESCRIPTION:

Erection of a side extension to the existing garage with extensions and alterations at roof level to create first-floor ancillary accommodation.

RELEVANT PLANNING HISTORY:

DC/25/0460

Erection of a side extension to existing garage and increasing the height for a storage room above.

Application Permitted on
20.05.2025

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 26 - Strategic Policy: Countryside Protection

Policy 28 - Replacement Dwellings and House Extensions in the Countryside

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Southwater Neighbourhood Development Plan 2018-2031:

SNP16 – Design

Southwater Parish Design Statement

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

Policy 19: Development Quality

Policy 20: Development Principles

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:

None.

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:

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 supplied by the agent. These details were considered sufficient to allow the application to be properly considered and determined.

Background

Planning permission was previously granted under application ref: DC/25/0460 for the '*Erection of a side extension to existing garage and increasing the height for a storage room above*'. While building works commenced the garage was not extending in accordance with this permission, with primary residential accommodation provided at first floor level (in the enlarged roof space).

This current application is therefore seeking retrospective planning permission for the retention of a side extension to the existing garage with extensions and alterations at roof level to create first-floor ancillary accommodation.

Principle

The site is adjacent but outside the built-up area boundary of Southwater. Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that ancillary accommodation and garaging must demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site, with new outbuildings sited to have regard to the dwelling they serve and be grouped with the house. The policy also states that the use of ancillary accommodation as a separate dwelling will not be supported.

The proposal entails the enlargement of a pre-existing garage outbuilding, and as such there has been no increase in the number of outbuildings present on the site. While noted that there are a number of outbuildings present on the site, the size of the curtilage is such that they do not appear as a harmful proliferation of built form in this edge of settlement countryside location.

The accommodation would be visually and physically detached from the main dwelling on the site. It would though share the host dwelling's access, parking arrangements, and private amenity space, utilities such as water and electricity are supplied by the host dwelling, and the building does not have its own postal address. Therefore, use of the building would not be entirely independent and would continue to be used in conjunction with occupation of the main dwelling, including its parking arrangements. A condition is recommended to require occupation in a manner which is ancillary to the host dwelling.

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 SNP16 of the Southwater Neighbourhood Plan states that all development must be of high quality design. This means facing buildings with locally sourced materials, or materials equivalent to those that would historically have been sourced locally wherever possible; encourage a variety of complementary vernaculars to encourage contextually appropriate design and diversity in our building stock; and making sure the design of new development actively responds to other properties in the vicinity.

The principle of extending the garage outbuilding was previously accepted through an earlier planning permission on the site. As with this existing permission, it is considered that while the proposal entails a sizeable enlargement the resulting building would be suitably accommodated within the generous curtilage of the site. The resulting building would be set within spacious grounds and would not appear unduly dominant or cramped in this context. The proposed design, form and materials would sufficiently reflect the existing with the resulting scale and appearance not competing with the existing dwelling on the site.

It is therefore considered that the proposal would not result in any adverse harm to the character or appearance of the host property, nor would it detract from the visual amenity of the wider countryside location, in accordance 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 extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. The use of the building in a manner ancillary to the principal dwelling and the retained separation from neighbouring properties would be sufficient to prevent any significant potential for harmful noise or disturbance.

The amenity impacts of the proposal are therefore considered acceptable and in accordance with the above policy.

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.

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 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the 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).

- 3 **Regulatory Condition:** The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the dwelling known as Willow Croft, New Road, Southwater (as identified on the approved plans). The accommodation shall not be used as a separate unit of accommodation without express planning consent from the Local Planning Authority first being obtained.

Reason: The establishment of an additional independent unit of accommodation, additional living accommodation, commercial use or any other 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 contrary to Policies 26, 28 and 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/26/1059

(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
Plans	Existing Ground Floor and Roof	DE1297 / G /02 REV P2	23.06.2026
Elevation plan	Existing	DE1297 / G /03 REV P2	23.06.2026
Elevation plan	Proposed	DE1297 / G /05 REV P4	23.06.2026
Plans	Proposed Roof, Ground and First Floor	DE1297 / G /04 REV P4	23.06.2026
Location & Site plan		DE1297 / G /01 REV P2	23.06.2026
Photos	Existing Garage	DE1297 / G /06 REV P2	23.06.2026
Supporting Statement	Planning Statement	NONE	23.06.2026

DELEGATED

Case Officer sign/initial Marie Riggs Date: 07.08.2026

Authorising Officer sign/initial Guy Everest Date: 12.08.2026