



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1035

Oakwood Cottages, Hooklands Lane, Shipley, West Sussex,

DESCRIPTION:

Variation of condition 4 of previously approved application reference: DC/26/0539 (Erection of two bay garage with alterations to fenestration, including additional dormer to eastern elevation of existing dwelling.) for the garage to be used in association with 'Stable Cottage'.

RELEVANT PLANNING HISTORY:

DC/26/0539	Erection of two bay garage with alterations to fenestration, including additional dormer to eastern elevation of existing dwelling.	Application Permitted on 08.06.2026
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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 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 41 - Parking

Shipley Parish Neighbourhood Plan 2019-2031

Policy Ship HD3: High quality design

Shipley Parish Design Statement

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

Policy 19: Development Quality

Policy 20: Development Principles

Policy 25: Parking

Policy 45: Replacement Dwellings and House Extensions in the Countryside

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:

Support.

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:

Planning permission was granted in January 2026 for the erection of two bay garage with alterations to fenestration, including additional dormer to eastern elevation of existing dwelling under ref: DC/26/0539. This permission was subject to condition 4, which states: -

Regulatory Condition: *The garage hereby permitted shall be used for car parking spaces in association with the main dwelling Oakwood Cottages, Hooklands Lane, Shipley, (as identified on the approved plans) and shall thereafter be retained as such for their designated use.*

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).*

It has though emerged that the above permission was seeking to provide the garage for use in association with a dwellinghouse permitted under ref: DC/24/0079, to be known as Stable Cottage. This current application therefore seeks to vary the wording of condition 4 to link the garage to Stable Cottage.

There have been no material changes in circumstances since the planning application was originally approved and the principle of development remains acceptable. The proposed change in the wording of condition 4 of DC/26/0539 would not seek to significantly alter the scale, form or design of the previously approved scheme. As such there would be no change in the impact of the development on the character or appearance of the site or wider surrounding area.

The garage is sited alongside Stable Cottage and use in association with this property would not result in any unacceptable harm to neighbouring amenity. The condition attached to the original permission restricting use to car parking would remain.

The variation of condition 4 does not raise any further considerations, with the proposal considered to comply with relevant local and national planning policies and therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

- 2 **Standard Time Condition:** The development hereby permitted must be commenced by the 08.06.2029.

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).

- 4 **Regulatory Condition:** The garage hereby permitted shall be used for car parking spaces in association with the main dwelling Stable Cottage, Hooklands Lane, Shipley, (as identified on the approved plans and approved under application ref: DC/24/0079) and shall thereafter be retained as such for this designated use.

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).

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/26/1035

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Planning	NONE	14.04.2026
Elevation & Floor plan	Existing Floor Plans & Elevations	2026/1/1	27.03.2026
Elevation & Floor plan	Proposed Floor Plans & Elevations	2026/1/2 Rev B	27.03.2026
Block plan		NONE	27.03.2026
Location plan		NONE	27.03.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 06.08.2026

Authorising Officer sign/initial Guy Everest Date: 12.08.2026