Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0216
The Barn, Rock Road, Washington, West Sussex, RH20 3BH

DESCRIPTION:
Erection of detached garage and garden store with a hobby room over; continued use of surrounding land as incidental residential curtilage; retention of second access point from Rock Road with gate.

RELEVANT PLANNING HISTORY:

DISC/18/0161	Approval of details reserved by condition 3 on DC/17/2718	Application Permitted on 18.06.2018
DISC/18/0162	Approval of details reserved by condition 4 on DC/17/2718	Application Permitted on 25.05.2018
DISC/18/0277	Approval of details reserved by conditions 5 and 7 on DC/17/2718	Application Permitted on 23.10.2018
DC/21/2060	Erection of a two storey side extension.	Application Permitted on 20.12.2021
DC/22/0591	Variation of Condition 1 of previously approved application DC/21/2060 (Erection of a two storey side extension) to allow for the installation of a Juliet balcony in place of an approved window and the installation of larger window in place of a smaller window.	Application Permitted on 13.05.2022

DESCRIPTION OF THE SITE

The application site comprises a former agricultural building known as The Barn, which was granted permission for residential conversion in 2018. It is located on the eastern side of Rock Road, approximately two miles north of Storrington, within the Parish of Washington and outside any defined Built-Up Area Boundary. The property currently comprises a three-bedroom dwelling of traditional rural character with close-boarded fencing and mature hedgerows providing screening from the public highway.

The surrounding area is predominantly rural in character with dispersed residential properties set within spacious plots along Rock Road. The land to the north of The Barn, currently laid to mown grass and formerly in agricultural use, is fenced off and visually reads as part of the domestic curtilage, though it remains formally classified as agricultural land. The site is bounded by open countryside to the north and west, with a tall beech hedge marking the highway boundary.

The wider landscape context includes Washington Common and Warren Heath woodland to the west, contributing to the site's rural setting.

DESCRIPTION OF THE APPLICATION

Planning permission is sought for the following:

- The change of use of land to the north of the existing dwelling from agricultural use to residential curtilage;

- The construction of a detached outbuilding comprising a double garage, a garden store and a first-floor hobby room;
- The retention of a second vehicular access onto Rock Road, including a pair of electronically operated sliding gates, and associated parking and turning areas.

The proposed building will be positioned approximately 8 metres north of the main dwelling and will measure 10.8m by 6.15m in footprint, with a ridge height of 6.2m. It is designed with traditional rural vernacular features, including timber cladding, oak framing, plain clay tiled roofing, and aluminium joinery to match the existing dwelling. Internally, the building provides space for vehicle parking, equipment storage, and a hobby room accessed via an internal staircase.

The new access is supported by appropriate highway visibility splays (2.4m x 130m north and 2.4m x 120m south) and is designed to facilitate a one-way vehicular flow through the site, entering from the new northern access and exiting via the existing southern access.

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 28- Replacement Dwellings and House Extensions in the Countryside
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 40 - Sustainable Transport
Policy 41 - Parking

Neighbourhood Plan:
The Storrington, Sullington and Washington Neighbourhood Plan (2018-2031) has been 'Made'.
Relevant policies:

- Policy 1: A Spatial Plan for the Parishes
- Policy 8: Countryside Protection
- Policy 14: Design

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 25: Parking

Supplementary Planning Guidance:
Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Parish Design Statement:

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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: No Objection - The Local Highway Authority does not consider that the 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.

Southern Water: No Objection

PUBLIC CONSULTATIONS:

Representations:
1 letter for Support have been received from 1 address, supporting the application.

Parish Comments:
Storrington, Sullington and Washington Parish Council: No Objection

Member Comments:
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

Principle of Development:

The application seeks full planning permission for the construction of a detached outbuilding to the north of the existing dwelling at The Barn, Rock Road, Washington. The proposal includes a change of use of land from agricultural to residential curtilage, erection of a detached building comprising a two-bay garage, garden store, and first-floor hobby room, and the retention of a second vehicular access point with internal circulation space. The outbuilding is to be positioned approximately 8 metres from the main dwelling, measuring 10.8m by 6.15m with a maximum height of 6.2m.

The site lies outside any defined Built-Up Area Boundary and is therefore considered countryside under the Horsham District Planning Framework (HDPF, 2015). In this context, Policy 26 (Countryside Protection) seeks to restrict development unless it is essential to its countryside location and meets certain criteria, such as supporting the needs of rural communities and being of a scale appropriate to its location. The proposal represents an ancillary domestic outbuilding associated with an existing residential use. The land to be converted is already visually and physically associated with The Barn, and the change of use would not materially alter the landscape character or introduce an incongruous or isolated form of development.

Policy 28 of HDPF supports new outbuildings where they are appropriately scaled, located in close association with the main dwelling, and justified in relation to their function. The proposed structure would be grouped with the house, clearly subordinate in scale, and not capable of independent occupation. The applicant has demonstrated a genuine need for the storage of vehicles, bicycles, gardening equipment, and a hobby space that cannot be met within the existing dwelling or any other building on site. The proposal, therefore, aligns with the intentions of this policy.

In respect of land use, the proposed change from agricultural to residential curtilage is limited in scale (approximately 40m by 30m), well contained between existing boundary features, and does not result in any material encroachment into open countryside. The land is not suitable for modern agricultural use, and its incorporation into the residential setting of The Barn is consistent with how it is currently maintained and perceived on the ground.

The proposal also accords with Policy 1 of the HDPF, which commits the Council to work positively with applicants to secure development that improves the environmental, social, and economic conditions of the district. The provision of ancillary domestic facilities contributes to the long-term sustainable use of the dwelling and supports rural living standards without placing additional pressure on infrastructure or settlement boundaries.

Th NPPF establishes a presumption in favour of sustainable development (paragraph 11), encouraging decision-makers to support proposals that align with the development plan. Paragraph 39 calls for a positive and creative approach to planning decisions that support economic, social, and environmental improvement. The proposed development meets these aims, supporting the established residential use in a proportionate and sustainable manner.

Additionally, paragraph 187 of the NPPF emphasises the need to recognise the intrinsic character and beauty of the countryside. The land in question is already assimilated into the domestic setting and its formal change of use, together with the modest and functional nature of the proposed outbuilding, does not erode countryside character. The structure is clearly incidental to the enjoyment of the main house and would not introduce an urbanising or visually intrusive element into the landscape.

In summary, the principle of development is acceptable. The proposed change of use and ancillary outbuilding are appropriate to their countryside context, consistent with local and national planning policies, and represent a sustainable and proportionate enhancement to the established residential use of The Barn.

Design and Appearance:

The proposed development comprises a detached outbuilding located approximately 8 metres north of the main dwelling at The Barn, Rock Road. The structure includes two garage bays, a garden store, and a first-floor hobby room within the roof space. The design of the building has been carefully considered to reflect the rural context of the site and the character of the host dwelling, a converted agricultural barn, which is of traditional form and materials.

Under Policy 26 of the HDPF, development outside built-up area boundaries must protect the rural character and appearance of the countryside. The proposed building is modest in scale and is grouped appropriately with the existing dwelling, within land that reads visually as part of the residential curtilage. The structure's siting ensures no intrusion into the open countryside and no harm to the area's landscape character. Its presence will be discreet due to the established mature hedge along the Rock Road boundary, which screens the site from public views.

Policy 28 supports the provision of outbuildings where they are clearly incidental to the host dwelling, grouped closely with the main house, and of a size and design that reflects the character of the site. The proposed outbuilding is subservient in height and footprint to The Barn, with a simple gabled roof that complements the proportions of the existing dwelling. It does not propose any form of independent accommodation and is intended solely for ancillary use.

The architectural detailing and materials used in the proposal have been selected to ensure coherence with the main dwelling and the local vernacular. The building will feature sawn timber cladding, which

will be left to silver naturally, matching the finish of the existing barn. It will incorporate a clay tiled roof—either plain or reclaimed—and grey aluminium windows and doors to match the host building. An oak frame will be visibly expressed above the garage openings, providing a traditional and high-quality rural aesthetic. The garage doors are to be electronic roller shutters, in grey or green, to ensure a neat and visually unobtrusive finish.

Policies 25, 32 and 33 of the HDPF collectively require that new development respects the existing character of its surroundings and contributes positively to the visual and landscape qualities of the district. The proposal achieves this by using sympathetic materials, restrained form, and appropriate positioning within the site. The outbuilding is designed to reflect the appearance of traditional rural ancillary buildings, and its visual connection to The Barn reinforces a sense of cohesion and place-making on site. There is no requirement to remove vegetation or boundary treatments, and the development retains the mature beech hedge, which preserves the verdant rural streetscape.

The NPPF reinforces the importance of high-quality, context-sensitive design. Paragraph 131 states that “the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.” Further, Paragraph 135 requires planning decisions to ensure that new developments are visually attractive, function well, and are sympathetic to local character and history. The proposal meets these aims through the use of traditional forms, materials in keeping with the host building and locality, and a scale and layout that is discreet, functional, and sensitive to the site’s countryside setting.

In conclusion, the design and appearance of the proposed outbuilding are wholly appropriate to the site and its rural surroundings. The development responds positively to the design principles of both local and national policy and will result in a high-quality, contextually appropriate addition to the property that does not cause harm to the rural character or landscape of the area.

Residential Amenity:

The proposed outbuilding is appropriately sited within the plot, well distanced from neighbouring dwellings, and screened by existing vegetation. There are no immediate neighbours who would be affected by loss of privacy, light, or outlook.

The building is ancillary in nature, with no facilities for independent occupation, and will not generate levels of activity that would result in noise or disturbance. The new access and internal driveway improve site circulation without increasing vehicular movements beyond those typical of a single dwelling.

There will be no adverse impact on the amenity of nearby residents, and the proposal complies with Policy 33 of the Horsham District Planning Framework.

Highways Impacts:

The Local Highways Authority reviewed a proposal to create a second access point for a property previously approved under application DC/17/2718, which had an existing access onto Rock Road. The applicant now seeks an additional access point approximately 30 metres north of the original.

The LHA assessed data from Sussex Police, revealing no recorded injury accidents at either the existing or proposed access points. Visibility splays at the new access point meet the required standards, although full details of the splays need to be provided to ensure they fall within publicly maintained land or land controlled by the applicant.

The proposed access is subject to obtaining a license from the WSCC Highways Authority before any works can begin. The applicant is also required to ensure the access works do not interfere with third-party land. The access point will feature a gate set back 5 metres from the highway to allow vehicles to wait off the road. While the new access would be designated for entry, there are concerns that it could be used for both entry and exit, which may require further assessment.

Parking and turning provisions for the property are satisfactory, with no loss of parking spaces and adequate space for a double garage. The proposed hobby room is expected to have a minimal impact on traffic movements.

In conclusion, the LHA does not believe the proposal would negatively impact highway safety or cause significant disruption to the highway network, and therefore, it does not oppose the plan from a transport perspective.

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 (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The Biodiversity Net Gain strategy outlined in the spreadsheet is based on achieving habitat compensation through both on-site enhancements and off-site gains. The on-site baseline includes 0.4742 habitat units and 0.426 hedgerow units, with no unit shortfalls reported across habitat tiers A1 to A3, indicating full compensation within the proposed scheme. The strategy appears to avoid net loss by enhancing or creating habitat areas and hedgerows either on-site or via registered off-site gain sites. This approach aligns with the mandatory 10% net gain requirement, aiming to restore ecological value through targeted habitat interventions while ensuring policy compliance without reliance on significant shortfalls.

Conclusions:

The proposed development is a modest and appropriately designed ancillary outbuilding within the extended curtilage of an existing dwelling. It is compliant with the Horsham District Planning Framework and the National Planning Policy Framework. The building is well-related to the host property, preserves the rural character of the area, and raises no issues in respect of amenity or land use. As such, planning permission should be granted.

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-Occupation Condition**: The access hereby permitted shall not be first used until visibility splays of 2.4 metres by 130 metres have been provided to the north and 2.4 metres by 120 metres have been provided to the south at the proposed site vehicular access onto Rock Road in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety and in accordance with Policy 40 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**: The proposed garage hereby permitted shall be used solely for purposes incidental, as a 3 bay garage with hobby room to the roof, to the occupation and enjoyment of the residential property at The Barn, Rock Road, Washington (as identified on the approved plan OJ/24/01), and shall not be used as a separate unit of accommodation, as habitable living accommodation, for any commercial purposes or for any other purpose(s) / use(s).

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).

6 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), no development falling within:
- Class E of Part 1 of Schedule 2 (provision of buildings and other development within the curtilage of a dwellinghouse), and
- Class A of Part 2 of Schedule 2 (erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure), shall be carried out within the curtilage of the dwellinghouse hereby permitted without the prior written consent of the Local Planning Authority.

Reason: To preserve the visual amenity, rural character, and historic setting of the site, ensuring that any further development is appropriately assessed, in accordance with Policies 25, 26, 32, and 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. Additional information about the licence application process can be found at the following web page:

https://www.westsussex.gov.uk/media/20290/vco_guidance_notes.pdf

Online applications can be made at the link below, alternatively please call 01243 642105.

https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussexcountycouncillicences/dropped-kerbs-or-vehicle-crossovers-for-driveways/

NOTE TO APPLICANT

Biodiversity Net Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Horsham District Council.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: Submit a biodiversity gain plan - GOV.UK (www.gov.uk).

Statutory exemptions and transitional arrangements
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at https://www.gov.uk/guidance/biodiversity-net-gain.

Irreplaceable habitat
If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

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/25/0216
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Site plan		OJ/24/04	07.03.2025
Elevation & Floor plan	Proposed Garage	OJ/24/02	11.02.2025
Elevation & Floor plan	Proposed Location and Site and Context Elevation photos	OJ/24/01	10.03.2025
Supporting Docs	Appendices 1 - 10	none	11.02.2025
Supporting Docs	BNG Conditions assessment	none	07.03.2025

Supporting Docs	BNG Netgain	none	21.02.2025
Plans	BNG Baseline Habitat	C-NJA-047-001-00 REV 1	21.02.2025
Plans	BNG Proposed Habitat	C-NJA-047-001-002 REV 1	21.02.2025
Supporting Docs	Cover letter	none	11.02.2025
Supporting Statement	HMMP	C-NJA-047-001-002	21.02.2025
Supporting Statement	Preliminary Ecological Appraisal	C-NJA-047-001-001	11.02.2025
Design & Access Statement		none	11.02.2025
Supporting Docs	BNG Metric	none	11.02.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 07.05.2025

Authorising Officer sign/initial RHERMITAGE Date: 07.05.2025