



## **DELEGATED APPLICATIONS - ASSESSMENT SHEET**

### **APPLICATION NO./ADDRESS:**

DC/26/0897

Little Coppice, Sandgate Lane, Storrington, West Sussex, RH20 3HJ

### **DESCRIPTION:**

Erection of an outbuilding (part retrospective)

### **RELEVANT PLANNING HISTORY:**

|              |                                                                                                                                                                                                                                                                                                                                                                            |                                     |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| DISC/21/0218 | Approval of details reserved by conditions 3, 4, 5, 6, 7, 8, 9, 10 and 11 to approved application DC/21/1681.                                                                                                                                                                                                                                                              | Application Permitted on 11.01.2022 |
| DC/21/2807   | Non Material Amendment to previously approved application DC/20/2488 (Demolition of existing dwelling and ancillary accommodation and the construction of replacement dwelling and ancillary accommodation with associated external works) comprising the omission of double height glazed bay window and creation of double height window within opening to external wall | Application Permitted on 17.01.2022 |

### **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 32- Strategic Policy: The Quality of New Development

Policy 33- Development Principles

Policy 34- Cultural and Heritage Assets

#### **Storrington, Sullington & Washington Neighbourhood Plan 2018-2031**

Policy 1: A Spatial Plan for the Parishes

Policy 14: Design

Policy 15: Green Infrastructure & Biodiversity

#### **Storrington & Sullington Parish Design Statement 2010**

### **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](http://www.horsham.gov.uk).

### **Consultations:**

#### **HDC Arboricultural Officer: No Objection**

No objection in principle. The proposed outbuilding encroaches partially within the recommended Root Protection Area of a mature Scots pine located within the rear garden. While the excavations may have some adverse impact on the long-term health of the tree, the tree is not prominently visible from the public realm and, on its own, does not represent a significant constraint to development.

The site was recently redeveloped under planning permission DC/20/2488 for a replacement dwelling. Approved plans identified an existing sewage treatment plant in close proximity to the Scots pine, which was proposed to be replaced. Consequently, excavation works associated with that development may already have occurred closer to the tree than the foundations currently undertaken for the outbuilding.

Furthermore, the affected tree has limited individual public amenity value, serving primarily as a component of the wider wooded landscape character of the area. Should any adverse effects arise, the loss of the tree could be adequately mitigated through appropriate replacement planting.

**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.

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.

## **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 the Storrington, Sullington & Washington Neighbourhood Plan 2018–2031 is also relevant and seeks to ensure that new development achieves a high standard of design and responds appropriately to the character and context of its surroundings. The Storrington & Sullington Parish Design Statement 2010 is also a material consideration.

The proposal comprises an outbuilding within the residential curtilage of Little Coppice. The submitted plans show the building providing a greenhouse area, workshop area and tool store. Its external treatment comprises timber horizontal and angled weatherboarding, an aluminium-framed greenhouse element and a sloping single-ply membrane roof, with dense concrete blockwork forming the plinth.

The outbuilding is positioned within a well-vegetated and wooded part of the site. The submitted site photographs show that the surrounding mature trees and dense vegetation provide a substantial landscaped backdrop and degree of visual containment. The gravelled setting and established planting further integrate the structure into the garden environment.

Having regard to its ancillary function, modest form and siting within the residential curtilage, the outbuilding would remain visually subordinate to the principal dwelling. The use of timber weatherboarding is appropriate to the garden/outbuilding character of the structure, while the sloping roof and greenhouse element provide a functional appearance without introducing excessive visual bulk. The proposal would not appear unduly prominent within the site or materially detract from the wooded character of its surroundings.

The proposal would therefore be a clearly subservient addition and is considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling, and which would not harm the character or appearance of the wider area. 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 proposal is for an ancillary domestic outbuilding comprising greenhouse, workshop and tool-store accommodation rather than habitable residential accommodation. Having regard to the scale and form of the building, its position within the site and the relationship with surrounding boundaries and vegetation, the development would not result in an unacceptable loss of outlook, privacy or daylight to neighbouring occupiers, nor would it have an overbearing impact.

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.

## **Impact on Trees**

Policy 25 of the HDPF seeks to protect and enhance the natural environment and landscape character. Policy 15 of the Storrington, Sullington & Washington Neighbourhood Plan 2018–2031 is also relevant in respect of green infrastructure and biodiversity.

The application is part retrospective and works associated with the erection of the outbuilding have already commenced. The submitted site photographs show the works within the established wooded garden setting, including the proximity of the development to mature trees and vegetation.

The Council's Tree Officer has considered the development and raises no objection in principle. The proposed outbuilding partially encroaches within the recommended Root Protection Area of a mature Scots pine within the rear garden. Given that works have commenced, it is acknowledged that excavation associated with the development may already have taken place within the RPA and may have some adverse impact upon the long-term health of the tree.

However, the Tree Officer notes that the Scots pine is not prominently visible from the public realm and, in isolation, does not represent a significant constraint to the development. Furthermore, the site was recently redeveloped under permission DC/20/2488, where an existing sewage treatment plant located close to the Scots pine was proposed to be replaced. Excavation associated with those works may therefore already have occurred closer to the tree than the foundations undertaken for the current outbuilding.

The tree is considered to have limited individual public amenity value and primarily contributes as part of the wider wooded landscape character of the area. The Tree Officer advises that, should adverse effects arise, the loss of the tree could be adequately mitigated through appropriate replacement planting.

Having regard to the part-retrospective nature of the development, the works already undertaken, the tree's contribution to the wider wooded setting and the absence of an objection from the Council's Tree Officer, the relationship between the development and the Scots pine is not considered to result in a level of harm that would justify withholding planning permission.

**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 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**

**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/26/0897**  
Schedule of plans/documents **approved:**

| Plan Type | Description | Drawing Number | Received |
|-----------|-------------|----------------|----------|
|-----------|-------------|----------------|----------|

|                       |                       |            | <b>Date</b> |
|-----------------------|-----------------------|------------|-------------|
| Location & Block plan | Existing              | 1.01       | 02.06.2026  |
| Site plan             | Existing Layout       | 1.01       | 02.06.2026  |
| Location & Block plan | Proposed              | 2.01       | 02.06.2026  |
| Site plan             | Proposed Layout       | 2.02       | 02.06.2026  |
| Elevation plan        | Existing and Proposed | 2.03 REV B | 23.07.2026  |

## **DELEGATED**

Case Officer sign/initial      Shazia Penne      Date: 17.09.2026

Authorising Officer sign/initial      RHERMITAGE      Date: 05.10.2026