Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0220
1A Quarry Close , Rusper Road, Horsham, West Sussex, RH12 5QN

DESCRIPTION:
Demolition of existing dwelling house (Retrospective). Erection of 4 bedroom detached dwelling house and detached double garage.

RELEVANT PLANNING HISTORY:

DC/23/1179	Erection of single storey rear and side extensions,conversion of loft into habitable living space and erection of a double garage	Application Permitted on 30.08.2023

DESCRIPTION OF THE SITE
The application site formerly comprises a single storey detached bungalow at a cul-de-sac of Quarry Close within the Horsham built-up area. The immediate surrounding area to the north and south along Rusper Road consist of detached dwellinghouses with relatively large plots, and the wider surrounding area consist of dwellinghouses of a variety of sizes and appearances, with LIttlehaven Railway Station of proximity to the south-west of the site.

DESCRIPTION OF THE APPLICATION
A householder application (ref: DC/23/1179) was previously submitted and approved for the erection of a single storey rear and side extensions, conversion of loft into habitable living space and the erection of a double garage. Construction works began and much of the dwellinghouse was later demolished by builders, which was not authorised as part of DC/23/1179. This application seeks to regularise the retrospective demolition of the existing dwellinghouse at 1A Quarry Close, and the erection of a four-bedroom detached dwellinghouse and detached double garage, which are of a design and scale similar to the extensions and loft conversions approved under DC/23/1179.

The proposed replacement dwelling would have a total gross internal floor area of approximately 273.21 square metres, and the proposed detached garage would have a gross internal floor area of approximately 34.01 square metres.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 15 - Strategic Policy: Housing Provision
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
Policy 38 - Strategic Policy: Flooding
Policy 40 - Sustainable Transport
Policy 41 - Parking

Paragraph 34 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 2.9 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the
of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 4: Horsham Town
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 37: Housing Provision

Neighbourhood Plan:
North Horsham Parish Council voluntarily withdrew their parish from the Neighbourhood Development Plan process on 30 July 2018.

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:

OUTSIDE AGENCIES
Natural England: No Objection: -

Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any planning permission given.

Southern Water: Comment: -

[Summary] Southern Water has no further comments to the proposal.

WSCC Highways: No Objection. The LHA does not consider that this 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.

Representations:
None received

Parish Comments:
North Horsham Parish Council: Objection due to overdevelopment of the site.

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

Background

Planning permission ref: DC/23/1179 approved the erection of a single storey rear and side extensions, conversion of loft into habitable living space with an approximately 2.5-metre increase in building height and the erection of a double garage. However, instead of retaining and extending the pre-existing dwelling, building works have taken place to demolish the dwelling and erect a replacement dwelling to a similar appearance to what would have resulted under the earlier planning permission.

Principle of Development:

Policy 3 of the HDPF states that development will be permitted within towns and villages which have defined built-up areas. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement in accordance with the settlement hierarchy.

The application site is within the designated built-up area boundary of Horsham, which is considered the 'Main Town' of Horsham District in the settlement hierarchy under Policy 3. As a 'Main Town', Horsham has a large range of employment, services and facilities and leisure opportunities, including those providing a district function. There are also strong social networks, with good rail and bus accessibility.

The development involves the retrospective demolition of an existing dwelling and the proposed erection of a self-build replacement dwelling and detached garage at 1A Quarry Close, Rusper Road, Horsham. The application site forms part of a continuous row of residential properties which contributes to the existing settlement pattern. The site is not located on the edge of the built-up area, and would therefore not expand into the countryside or any protected area.

In principle, the proposal is not considered to create conflict with relevant local and national planning policies.

Design and Appearance:

Policies 25, 32, and 33 of the HDPF emphasise the need for development to be high-quality, well-designed, and complementary to the local townscape character. These policies also seek to ensure that new development integrates with its surroundings, maintains the area's sense of place, and is of a massing, scale and appearance sympathetic to the character of the surrounding area.

The footprint of the proposed replacement dwelling would be identical to that of the proposed extensions approved in DC/23/1179. However, changes are also proposed, with the proposed front porch slightly widened and would now consist of full-length timber posts on brick plinths and a tiled pitched roof; blue-black roof tiles would be installed to the proposed roof and tiles hanging of the same colour would be used for the proposed dormers on the northern and southern roofs, as well as the first floor front and rear elevations; the brickwork on the proposed side elevations would match that of the pre-existing dwelling; smooth white render would be used for the ground floor front and rear elevations on top of a layer of brick plinth; six roof lights are proposed with slightly altered locations compared with previously approved plans of DC/23/1179; and the overall height of the proposed replacement dwelling would be approximately 0.12 metres higher than the proposed loft conversion approved under DC/23/1179.

The proposed replacement dwelling would be of a similar appearance to that of the proposed extensions approved in DC/23/1179. With render proposed in the front and rear elevations, appearances of proposed materials would now not fully match those on the pre-existing dwelling. However, taking into consideration the variety of appearances of dwellinghouses in the immediate surrounding area the proposed external materials of the replacement dwelling is considered acceptable, and would not result in an adverse impact to the surrounding area and the townscape character.

The replacement dwelling would be approximately 6.65 metres high, 0.12 metres higher than the previously approved extensions and loft conversion in DC/23/1179. It has been recognised in the previous planning permission that an increase in overall height would not be reflective of the character of chalet bungalows along Quarry Close. However, such increase in height was considered acceptable as the application site is the northernmost plot on Quarry Close, and it is adjacent to a higher dwellinghouse at Port Hallow to the north of the site.

A 6.51-metre-high dwelling has been approved under DC/23/1179. With the proposed footprint of the replacement dwelling identical to that of the proposed development approved under DC/23/1179, maintaining the pre-existing distance between adjoining plots, an additional increase of approximately 0.12 metres is not considered an unacceptable change in the massing of the dwellinghouse.

Similar to the previous planning consent, two pitched roof dormers and six rooflights would be erected on the proposed roof, with a larger, 6.4-metre-wide dormer at the northern roof to accommodate two en-suite bathrooms; and a smaller, 3.2-metre-wide dormer at the southern roof to accommodate a landing. Two roof lights, with one on each roof would be installed for the proposed smaller first floor bedroom to the west of the dwelling; and four roof lights with two on each roof would be installed for the proposed larger first floor bedroom to the east. The depth of the proposed dormer would be approximately 2.11 metres, around 0.1 metres deeper than the previously approved dormer in DC/23/1179. With an unchanged footprint, such change is considered acceptable and would not result in an unacceptable impact to the character and appearance of the surrounding area.

Two single garages are present on site with one at the northern site boundary adjoining Port Hallow and the other adjoining the southern site boundary adjoining 1 Quarry Close. These two garages would be demolished, and the proposed replacement double garage would sit largely on the footprint of the existing garage at the northern site boundary.

The proposed replacement garage would be approximately 6.29 metres wide with a depth of approximately 6.24 metres. With a dual-pitched roof, its maximum ridge height would be approximately

3.3 metres. Its roof tiles would be identical in material and appearance to the proposed replacement dwelling, and smooth white render would be used for the proposed external walls. The proposed replacement garage is considered sympathetic to the proposed host dwelling and its scale is also considered acceptable.

The proposal is considered of a design, form and scale appropriate to the site and surrounding area in accordance with Policies 25, 32, and 33 of the HDPF.

Residential Amenity:

Policy 33 of the HDPF states that development should not cause unacceptable harm to the amenity of the occupiers or users of nearby properties and land. This includes considerations such as overlooking, loss of privacy, overshadowing, loss of light, overbearing impact, noise, and general disturbance.

The proposed replacement dwelling would maintain an identical footprint to the previously approved plans in DC/23/1179. The changes to scale and massing would not be significant, with the resulting dwelling of a siting, form and scale which would not be considered to appear visually overbearing in views from adjoining properties and land. The proposal would, in addition, not result in unacceptable loss of light or outlook.

The side facing dormer windows would create potential for overlooking over adjoining properties and land where none are currently present, with these windows relating to bathrooms and a landing area. Condition requiring side windows to be obscure-glazed and non-opening below 1.7 metres above floor level are recommended. This approach would be sufficient to prevent any intrusive views over neighbouring properties and land, such that no harmful loss of privacy would result.

It is therefore considered that the siting and layout of the replacement dwelling and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity, in accordance with the above policy.

Additionally, the siting of the replacement garage would be located of a distance from dwellinghouses at adjoining properties. It is considered that no unacceptable harm to neighbouring amenity would result.

Highways Impacts:

Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.

The application site benefits from an existing access, and there is no evidence to suggest that the existing access is not operating safely and the proposed location of the double garage would overlap much of the footprints of the existing garage at the northern site boundary.

The Highways Authority has also raised no objections to the proposal on transport grounds, stating that the proposal would not post an unacceptable impact on highway safety or result in ‘severe’ cumulative impacts on the operation of the highway network.

It is considered that the proposal would not result in an unacceptable impact on the operation of the highway network and would accord with the above policies.

Water Neutrality:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

Natural England has reviewed the proposed water neutrality strategies received by the Council on 23 April 2025 (Sadler Energy and Environmental Services Ltd., 20.04.2025) and raises no objection to the proposal, providing that all mitigation measures are secured as part of this planning permission.

Drainage and Flood Risk:

Policy 38 of the HDPF seeks to ensure development proposals to follow a sequential approach to flood risk management, giving priority to development sites with the lowest risk of flooding and making required development safe without increasing flood risk elsewhere.

It is noted that a flood risk assessment has been submitted and identified that the property is unlikely to be at risk. As a replacement dwelling located on the footprint of the pre-existing dwelling, it is considered any possible additional risks to flooding as a result of this development proposal would be minimal.

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 development qualifies as 'self-build or custom housing' under Regulation 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

The development is considered to be in accordance with all relevant local and national planning policies, and is therefore recommended for approval.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	307.22	0	307.22
		Total Gain	**307.22**
		Total Demolition	**0**

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

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 development hereby permitted shall not be first occupied until evidence has been submitted to and approved in writing by the Local Planning Authority that the approved Water Neutrality Strategy (received on 23 April 2025) for that dwelling has been implemented in full. The evidence shall include full specifications of all fittings and rainwater harvesting tank, and evidence of their installation. The installed measures shall be retained as such thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 192 and 193 of the National Planning Policy Framework (2024), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & Species).

4 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the first-floor dormer windows to the northern and southern elevations, as shown on drawings no. WPD7024/A/13 REV A and WPD7024/A/14 REV A, have been fitted with obscured glazing. No part of those windows that are less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

Reason: To protect the privacy of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015)

5 **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).

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/25/0220
(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
Location & Site plan	Existing	WPD7024/A/02 REV A	13.03.2025
Supporting Statement	Water Neutrality Report (Sadler Energy and Environmental Services Ltd., 20.04.2025)	2386-12-01-03 Issue 03	23.04.2025
Location & Site plan		WPD7024/A/03 REV B	25.03.2025
Elevation plan	Existing	WPD7024/A/11 REV A	12.02.2025
Elevation & Floor plan	Existing Garage	WPD7024/A/12 REV A	12.02.2025
Floor plan	Existing Ground	WPD7024/A/10 REV A	12.02.2025
Elevation plan	Proposed	WPD7024/A/14 REV A	12.02.2025
Elevation & Floor plan		WPD7024/A/16 REV A	12.02.2025
Floor plan	Proposed Ground, First Floor and Roof	WPD7024/A/13 REV A	12.02.2025
Section plan	Proposed	WPD7024/A/15 REV A	12.02.2025
Supporting Docs	Application Form	NONE	12.02.2025

DELEGATED

Authorising Officer sign/initial Guy Everest Date: 06.06.2025