



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0258

Hassocks House, Comptons Brow Lane, Horsham, West Sussex, RH13 6BX

DESCRIPTION:

Conversion of existing garage into habitable accommodation, extension and conversion of existing workshop into a garage with guest accommodation above, together with associated works to front garden.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Neighbourhood Plan:

North Horsham Neighbourhood Plan area was designated, then the area voluntarily withdrew the designation.

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

Policy 19: Development Quality

Policy 20: Development Principles

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:

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:

Objection due to Members being concerned this could result in an additional dwelling in an insufficient area with inadequate provision of parking.

Representations:

1 representation have been received, objecting to the application for the following reasons: -

- The objector raises concerns regarding loss of privacy arising from alterations to the existing garage and workshop to form additional residential accommodation.
- Replacement of existing first-floor windows with full-height glazed windows and a glazed door opening onto a proposed balcony.
- The balcony and glazing would overlook the objector's garden and face directly towards a full-height landing window.
- Due to the site's higher ground level relative to the objector's property, the balcony is considered to be visually imposing.
- The historic workshop use resulted in limited overlooking; conversion to residential use would introduce regular occupation.
- Removal of a former conifer hedge has increased perceived exposure between the properties.
- Concern that the balcony could be used for recreational purposes, increasing overlooking and loss of privacy.
- Proposed raising of an existing window and installation of a glazed door facing the objector's property.
- The existing window is currently frosted; the objector is concerned that replacement glazing may be clear.
- The raised window and door would overlook the objector's patio and living room, at a separation distance of approximately 8.5 metres.
- Due to the elevated position of the application site, there are additional concerns regarding overlooking of first-floor rear bedrooms.

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 a site visit and 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.

The application seeks planning permission for the conversion of existing garage into habitable accommodation, extension and conversion of existing workshop into a garage with guest accommodation above, together with associated works to front garden.

The proposal is to convert the garage space into habitable accommodation which would gain internal access from the existing entrance hall. The existing garage door would be replaced by two windows. Whilst the proposal would result in the loss of the garage door, it is not felt that this alteration would significantly detract from the appearance of the property or the visual amenity of the streetscene. Subject to matching materials, the proposal is considered acceptable in terms of impact on the character and appearance of the dwelling and the surrounding area.

While it is noted the proposed single storey extension to the existing workshop would extend the footprint of the building, the scale of the addition is considered to be relatively modest and would not significantly or adversely increase the visual prominence of the structure when read in the context of the existing dwelling. The proposed design, form and materials would reflect the existing and is considered sufficient to ensure that the resulting building would relate sympathetically to the existing dwelling and would not appear unduly dominant or intrusive. Amended plans have been received which addressed the officer concerns raised in respect of the original dormer design. The proposed dormers are considered to represent modest additions which would be well contained within the roof slope and would not appear visually intrusive or unduly dominant when viewed from surrounding properties or the wider area.

Officers note the Parish's concerns regarding the use of the building as a separate dwelling. However, Officers are content that this can be adequately controlled by way of condition and that given the siting of the garage to the front of the dwelling, and limited scope to separate the dwelling from the garage, that there is little likelihood of this occurring.

The proposals in their entirety would be clearly subservient additions and are 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 application site is located within an established residential area where a degree of mutual overlooking between neighbouring properties is to be expected. In this context, it is considered that the relationship created by the conversion of the existing workshop and existing garage, would not be unusual or unexpected. The first floor accommodation within the converted workshop is proposed for incidental use in connection with the main dwelling, with use in such a manner unlikely to result in significant potential for harmful levels of noise or disturbance.

Whilst it is noted that the proposal includes raising the height of an existing window and door on the eastern elevation, the rooms served by these openings are not considered to be habitable rooms. As such, the alterations would not result in harmful overlooking or loss of privacy to neighbouring properties beyond that which currently exists. The proposal is therefore not considered to result in any material harm to residential amenity and is acceptable in this regard.

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 Parking Provision

Policy 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users. In addition, Policy 41 states that adequate parking and facilities must be provided within development to meet the needs to anticipated users.

It is noted that the Parish Council objected to the application. The existing hardstanding provides the potential for 4/5 vehicles to park and there are no apparent issues arising from street parking in the locality. It would not therefore be anticipated that the proposal would result in harmful demand for on-street parking from any displaced vehicles. The proposal would not therefore result in an adverse impact to the function or safety of the highway network.

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

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 **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 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved proposed floor and elevations plan drawing numbered 184 - 003 REV B received 22.04.2026.

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).

- 4 **Regulatory Condition:** The garage and accommodation on the first floor hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Hassocks House as a dwelling and shall not be used as a separate unit of accommodation or for any commercial purposes.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 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/26/0258

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location & Block plan	Existing and Proposed	184 - 001 REV A	16.02.2026
Elevation & Floor plan	Existing	184 - 002 REV A	16.02.2026
Elevation & Floor plan	Proposed	184 - 003 REV B	16.02.2026

DELEGATED

Case Officer sign/initial Marie Riggs Date: 05.05.2026

Authorising Officer sign/initial RHERMITAGE Date: 05.05.2026