Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1021
Goose Green Farm, Broadbridge Heath Road, Warnham, West Sussex, RH12 3RS

DESCRIPTION:
Erection of a garden room. (Householder Application).

RELEVANT PLANNING HISTORY:

DC/20/1707	Installation of a double door from dining room to hall (Listed Building Consent).	Application 16.11.2020	Permitted on
DC/21/0923	Erection of wooden decking and pergola in rear garden.	Application 04.08.2021	Permitted on
DC/23/0100	Replacement of porch and works to the front and side elevations (Listed Building Consent).	Application 23.03.2023	Permitted on
DC/25/0577	Removal of chimney-stack (Listed Building Consent).	Application 02.06.2025	Permitted on

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets

Neighbourhood Plan:
Warnham Neighbourhood Development Plan (2017-2031).

Parish Design Statement:
Warnham Parish Design Statement

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.

HDC Conservation Officer
I am satisfied the proposed building will not harm the setting of the principal, listed building. However, it will be necessary to provide the building with an appropriate roof covering. Mineral felt is not appropriate in this context as it is a ubiquitous material associated with garden sheds. I suggest a natural slate or timber shingles at this roof pitch. Please ask the applicant to confirm the use of a different roof covering before determining the application.

Amended material plans received, and the conservation officer agreed they were sufficient.

Arboricultural Officer**:**
From a desktop assessment of the available information, I do not consider that the off-site trees on the Southern boundary form a significant constraint on the siting of the new building or any changes to the rooting environment that the new structure may invoke.

The submitted timber beam foundation proposed will be supported on screw piles which reduces the amount of ground disturbance compared with other methods of structural support. I recommend that this submission is conditioned accordingly for compliance to avoid any potential for a change of tack in terms of potential foundation options come construction.

Southern Water:
Construction of the development shall not commence until details of the proposed means of surface water drainage disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

Parish Comments:
The Parish Council have no further comments on this planning application and therefore recommend that HDC Planning to make the final decision.

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. A site visit was attended and site notice put up as the application is a Listed Building.

Character and Appearance

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that extensions should not be disproportionate to the size of the existing dwelling, and should be in keeping with the scale and character of the existing dwelling. The policy also states that the cumulative impact of existing extensions will be taken into account.

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 W5 of the NP states that development will be supported where they demonstrate high quality design that is in keeping with the scale and existing character of buildings and layout in the area.

Goose Green Farm is a detached dwelling within Warnham, on Bailing Hill Road. It benefits from a large residential curtilage and additional field space behind. The location is remote and spacious, with several neighbouring properties. The proposed garden room is to be erected west of the dwelling and 1 meter either side from the boundary. There is an existing tree line, shielding the proposed garden room.

The building will be used purely for ancillary enjoyment to the main dwelling. It will not form or be used as separate accommodation. The proposed materials are timber cladding with a metal roofing finish.

The proposal would 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.

It is considered that the siting and layout of the proposed garden room and the resulting relationship with neighbouring properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Heritage Impact

Paragraph 204 of the NPPF (2024) states that "when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)." Paragraph 213 continues to state that "any harm to, or loss of, the significance of a designated heritage asset (from its alterations or destruction, or for of development within its setting), should require clear and convincing justification."

Policy 34 of the HDPF seeks to conserve and sustain the heritage assets that are within the district. It ensures that development within conservation areas is consistent with the special character of buildings and areas of which they are located within.

HDC Conservation Officer comments requested a change in material used for the proposed roof from mineral felt to natural slate or timber shingles. The agent confirmed amended materials, metal roofing finish , and the conservation officer agreed.

The proposed garden room would preserve the historic interest of the Grade II Listed Building, in accordance with development plan policies. The proposed garden room are appropriate to the character and appearance of the existing dwelling and would preserve the historic interest of the Grade

II Listed Building. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Trees Impact

HDC Arboricultural Officer does not consider that the off-site trees on the Southern boundary form a significant constraint on the siting of the new building or any changes to the rooting environment that the new structure may invoke. They also requested for the proposal to be conditioned accordingly as the timber beam foundation proposed will be supported on screw piles which reduces the amount of ground disturbance compared with other methods of structural support.

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 proposed plans and application form.

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/25/1021
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Suppliers Ground Beam Detail	NONE	20.06.2025
Elevation plan	Proposed	NONE	20.06.2025
Elevation plan	Proposed	NONE	20.06.2025
Elevation plan	Proposed	NONE	20.06.2025
Elevation plan	Proposed	NONE	20.06.2025
Location & Site plan		NONE	20.06.2025
Supporting Statement	Design, Access and Heritage	NONE	20.06.2025
Photos		NONE	20.06.2025
Section plan	Proposed	NONE	20.06.2025
Floor plan	Proposed	NONE	20.06.2025
Plans	Proposed Foundation	NONE	20.06.2025

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 13/08/2024

Authorising Officer sign/initial RHERMITAGE Date: 15.08.2025