



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1105

31 Brighton Road, Horsham, West Sussex, RH13 5BT

DESCRIPTION:

Erection of porch canopy, front garage outbuilding, new entrance gate with masonry piers and external cladding to dwelling.

RELEVANT PLANNING HISTORY:

DC/25/2027	Erection of a prefab concrete garage to the side of driveway, erection of a canopy extending from the eaves along the front of external door, construction of a pair of brick pillars on the driveway, replacement of wooden driveway gates with aluminium driveway gates, creation of a pedestrian side gate next to the new driveway gates, and installation of PVC cladding to the front and rear of house.	Application Withdrawn
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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 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 40 - Sustainable Transport
Policy 41 - Parking

Horsham Blueprint Business Neighbourhood Plan (HBBNP) 2019 - 2036:

Policy HB3 - Character of Development
Policy HB4 - Design of Development

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

Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

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.

West Sussex County Council Highways: No Objection [Summary]

In summary, 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.

Parish Comments:

The Committee commented that the County Council highways comments should be noted and suggest that the use of fully automatic gates should be considered if possible.

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:

This application is for the erection of porch canopy, front garage outbuilding, new entrance gate with masonry piers and external cladding to dwelling at 31 Brighton Road, Horsham. 31 Brighton Road is a detached bungalow property set slightly back from Brighton Road, Horsham. This portion of Brighton Road is well developed and within the built up area of Horsham. Brighton Road is of the main routes in and out of Horsham town.

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 HB3 and HB4 of the HBBNP cover the design and character of development within Horsham which is supported by the neighbourhood councils of Forest, Denne and Trafalgar. It advocates for high quality design and construction that integrates with its surroundings whilst minimising impact on natural environments. It should reflect the character and architectural forms of the area in order to protect against inappropriate design.

The proposal involves multiple aspects of development all positioned to the front of the dwelling though the dwelling itself is not expanded via a habitable extension.

A porch / canopy is erected to the front of the dwelling to serve the existing front door and family room to the right hand side. This canopy, though fairly large and consisting of a flat roof is thought to be acceptable. There is limited architectural merit to the area with it considered the canopy would be a light weight structure that would not be of detriment to the dwelling itself or wider area.

Positioned to the front of the dwelling to the south-east corner is a new garage structure. The proposal is a simple structure built with cladding and a galvanised steel roof. This is a small garage that aims to accommodate a car. Though the proposal would obscure the principal elevation somewhat and that garages in this position are not an established feature on this part of Brighton Road, it is considered that the development is relatively small and would not disrupt the visual character of the area to a sufficient degree to warrant refusal.

In addition, a new sliding gate with new brick piers is installed to front entrance for vehicular movements. Given the existing arrangement, this is thought acceptable with the new development integrating neatly within its setting. A pedestrian gate is also proposed.

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 works and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Highways Impacts

Policy 41 seeks to find the right balance between ensuring that adequate parking is provided and that it is suitably located and does not conflict with other uses. It should be of good urban design and be appropriate to ensure highway safety. Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere the need for the development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

The proposal includes the positioning of a gate to the front of the property for both pedestrian and vehicular movements. As per the LHA's assessment, it is unclear at this stage whether the gate is automatic or manually operated. There is potential for the development to cause an impact on Brighton Road when a vehicle turns off to enter the property as the vehicle may have to wait whilst gate is opened either manually or automatically. However, it is considered the vehicle entering would be able to move mostly off the carriageway and that vehicles can manoeuvre around the vehicle which is sufficiently off the carriage way and would be temporary in nature. Given the context of the road as a 30mph route and with sufficient forward visibility to anticipate a manoeuvring or stationary vehicle, the LHA would not anticipate this in resulting in a severe highway safety concern.

It is therefore considered that the proposal is acceptable.

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, N6 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

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 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).

- 4 **Regulatory Condition:** The garage hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of 31 Brighton Road, Horsham, RH13 5BT as a dwelling and shall not be used as a separate unit of accommodation.

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/26/1105

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Existing	WPD5726/A/11 REV B	10.07.2026
Layout plan	Existing	WPD5726/A/15 REV B	10.07.2026
Floor plan	Existing Ground and Roof	WPD5726/A/10 REV B	10.07.2026
Elevation & Floor plan	Proposed Garage	WPD5726/A/13 REV B	10.07.2026
Location & Block plan		WPD5726/A/01 REV B	10.07.2026
Elevation plan	Proposed Elevations	WPD5726/A/14 REV B	10.07.2026
Layout plan	Proposed	WPD5726/A/16 REV B	10.07.2026
Floor plan	Proposed Ground and Roof	WPD5726/A/12 REV B	10.07.2026

DELEGATED

Case Officer sign/initial JBurrowes Date: 24/08/2026

Authorising Officer sign/initial RHERMITAGE Date: 01.09.2026