



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0020

66 Rookfield Road, Faygate, West Sussex, RH12 0AX

DESCRIPTION:

Conversion of garage into habitable living space. (Retrospective).

RELEVANT PLANNING HISTORY:

None.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 41 - Parking

Colgate neighbourhood planning

Colgate has not been designated as a Neighbourhood Plan area.

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

Policy 19: Development Quality

Policy 20: Development Principles

Policy 25: Parking

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.

WSCC Highways: No objection.

Parish Comments:

Some concerns regarding the loss of a car parking space, otherwise no comments.

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.

66 Rookfield Road is located within the built-up area of Faygate, within a modern residential estate characterised detached and semi-detached dwellings with off-street parking. The property occupies a corner plot and benefits from an existing driveway with private rear garden.

The works involve the retrospective conversion of the existing attached garage to habitable living accommodation. The proposal does not result in an increase in footprint and maintains the established character, scale and massing of the dwelling. External alterations include the insertion of a new door and window on the elevation facing the private rear garden; overall these changes are modest. The appearance of the frontage remains consistent with neighbouring properties, preserving the streetscene established within this part of the development. As such, the proposal is considered to sit acceptably with its surroundings.

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.

Given the modest nature of the external changes and the retention of the original building line and design features, the development does not result in any harmful impact on visual amenity. The converted garage appears subordinate to the host dwelling.

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.

Highways Impact

Parking - Policy 41 11.9 This policy seeks to find the right balance between ensuring that adequate parking is provided to support new development whilst ensuring that it is suitably located and does not conflict with other uses

The conversion of the garage results in the loss of one internal parking space; however, the property retains sufficient off-street parking within the existing driveway, which is capable of accommodating two vehicles in accordance with WSCC Parking Standards for a dwelling of this size. WSCC Highways has considered the proposal and confirmed that it would not generate any highway safety issues. Although the garage would no longer be used for parking a car, the adjacent driveway provides space for two vehicles, ensuring that cars would not be displaced onto the estate's access roads. On this basis, the development is not expected to give rise to parking pressure or adverse highway impacts.

The retrospective conversion of the garage is therefore considered not to have an adverse impact on highway use. It is therefore considered that the highways impact of the proposal is acceptable and would accord with the above policies.

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

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/26/0020

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	08.01.2026
Supporting Statement	Cover letter	NONE	08.01.2026
Floor plan	Existing and Proposed	KLB-CCAH-PAD1.1	10.02.2026
Elevation plan	Existing and Proposed Right	KLB-CCAH-PAD1.4	10.02.2026
Elevation plan	Existing and Proposed Front	KLB-CCAH-PAD1.2	10.02.2026
Elevation plan	Existing and Proposed Rear	KLB-CCAH-PAD1.3	10.02.2026
Roof plan	Existing and Proposed	KLB-CCAH-PAD1.5	10.02.2026
Location & Block plan		KLB-CCAH-PAD1.6	03.03.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 09/04/2026

Authorising Officer sign/initial RHERMITAGE Date: 28.04.2026