



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0675

121 Shooting Field, Steyning, West Sussex, BN44 3SW

DESCRIPTION:

Construction of ramped access to connect the existing front entrance to the public footpath to facilitate wheelchair access.

RELEVANT PLANNING HISTORY:

None

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 18 – Retirement Housing and Specialist Care

Policy 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 40: Sustainable Transport

Policy 41 - Parking

Steyning Neighbourhood Plan (made):

SNDP3 – Contribution to Character

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 24: Sustainable Transport

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:

Parish Comments:

Steyning Parish Council: No objection

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.

Policy 18 of the HDPF (Retirement Housing and Specialist Care) states 'in addition to ensuring that development is designed to be as flexible as possible to accommodate a wide range of needs we wish to be able to support applications for a variety of specialist care housing accommodation in and around the district'.

The application site consists of an attached single-storey dwelling located southeast of Shooting Hill, within the Steyning BUAB. The host dwelling is set back from the highway and faces southeast onto a lawned area with crossing pathways which serve the open plan front curtilage area of five attached single-storey dwellings, namely numbers 121, 119, 117, 115 and 113.

Planning permission is sought to construct a ramped access level threshold to connect the existing front entrance doorway of no.121 to the shared footpath to facilitate wheelchair access into the dwelling. A level platform 1200mm x 1200mm, height approx. 200mm, would be fixed outside the front door, and a ramp from the platform of gradient 1:20 would project forward by 2300mm. The platform and ramp to be constructed in brick and mortar, finished with non-slip pavers and brick upstands (to match the existing brickwork)

The proposal would be a clearly subservient addition and is considered to be of a form and scale 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 extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

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 works hereby permitted shall begin before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 3 **Regulatory Condition:** The materials and finishes of the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: 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/26/0675

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Block plan	Block Plan	TQRQM26115101 046496	27.04.2026

Location plan	Location Plan	TQRQM26115100 800333	27.04.2026
Elevation plan	Existing and Proposed South, East and West Elevations	121/SHO/002	27.04.2026
Plans	Existing and Proposed Front Access Plan	121/SHO/001	27.04.2026
Supporting Docs	Proof of disability	NONE	12.05.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 30.06.2026

Authorising Officer sign/initial RHERMITAGE Date: 06.07.2026