



**Horsham
District
Council**

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1885

41 The Fieldings, Southwater, Horsham, West Sussex, RH13 9LZ

DESCRIPTION:

Retention of garden fence to enclose land to north-west (side) of dwelling.

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

Southwater Neighbourhood Development Plan 2018-2031:

SNP16 – Design

Southwater Parish Design Statement

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:

None.

Parish Comments:

No objection

Representations:

2 representations have been received, supporting the application as the renovation has transformed a previously neglected property that posed issues such as falling dead trees, overgrown vegetation, and vermin. The works have greatly improved the appearance of the site and enhanced neighbouring amenity, including increased light and a more attractive outlook. The minor fence line adjustment causes no harm, and the land is now better maintained. I fully support approval of this application.

1 representation has been received, objecting as the fence has been moved out by a substantial distance, resulting in the loss of established greenery along the path serving Nos. 42–47. They consider this harmful to the visual character of the area, replacing a green outlook with a 6ft fence and creating an alleyway-like appearance. While a minor adjustment would not have been of concern, they object to the extent of land enclosed and the resulting impact on the street scene.

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:

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 SNP16 of the Southwater Neighbourhood Plan states that all development must be of high quality design. This means facing buildings with locally sourced materials, or materials equivalent to those that would historically have been sourced locally wherever possible; encourage a variety of complementary vernaculars to encourage contextually appropriate design and diversity in our building stock; and making sure the design of new development actively responds to other properties in the vicinity.

The application seeks planning permission for the retention of garden fence enclosing land to north-west (side) of dwelling. The fence line has enclosed previously open land which adjoined highway land providing pedestrian access to neighbouring properties and a link between north and southern sections of The Fieldings. The presence of close boarded fencing of the height and design erected is not uncommon as a boundary treatment in this location. The revised fence line reflects that which exists to the south of the site, along the side boundary of no. 37, with an area of grass verge retained between the highway and fence. It is considered that the siting, height and style of the erected fence does not appear intrusive or unduly dominant and has not resulted in any harmful loss of openness in this section of The Fieldings, with the prevailing character and appearance of the locality preserved.

The fence 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 extension and the resulting relationship with adjoining properties is sufficient to prevent any unacceptable harm to neighbouring amenity, in accordance with the above policy.

Water Neutrality

There is no clear or compelling evidence to suggest the nature and scale of the proposed development

Authorising Officer sign/initial Guy Everest Date: 27.03.2026