DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1116
West Lodge, North Parade, Horsham, West Sussex, RH12 2QR

DESCRIPTION:

Variation of condition 1 of previously approved application reference DC/22/0037 (Demolition of existing garage and erection of a detached 2 bay garage with gym/office space above and incorporating 2no rooflights) for an external staircase (in lieu of the approved internal staircase).

RELEVANT PLANNING HISTORY:

DC/20/1038	Erection of a single storey rear and side extension (Listed Building Consent)	Application Permitted on 05.08.2020
DC/20/1037	Erection of a single storey rear and side extension (Householder Application)	Application Permitted on 05.08.2020
DC/20/2094	Erection of a detached double storey dwelling, utilising existing access and retention of existing garage.	Application Permitted on 21.01.2021
DC/21/1119	Non-Material Amendment to previously approved application DC/20/2094 (Erection of a detached double storey dwelling, utilising existing access and retention of existing garage) to allow for revisions to fenestration and internal layout of the new dwelling.	Application Permitted on 09.08.2021
DC/22/0037	Demolition of existing garage and erection of a detached 2 bay garage with gym/office space above and incorporating 2no rooflights.	Application Permitted on 24.05.2022

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
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

Horsham Blueprint Business Neighbourhood Plan (2019-2036)
Policy HB3: Character of Development
Policy HB4: Design of Development

Supplementary Planning Guidance:
Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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:

INTERNAL CONSULTATIONS

HDC Conservation: Comment

The proposed external staircase will not affect the setting of the adjacent listed building.

PUBLIC CONSULTATIONS:

Representations:

None received

Parish Comments:

None received

Member Comments:

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 seeks a minor material amendment to the existing planning permission (ref: DC/22/0037) through a variation of Condition 1 (plans) to incorporate an external staircase, in lieu of the approved internal staircase. The application form confirms that the development was started in 2023 and was completed on 26th June 2024. From photographs provided by the agent, the staircase is already in place, so this application is retrospective. The application also involves some alterations to the fenestrations, such as the removal of the window on the side elevation and door on the rear, and the addition of two doors on the side, one on the ground floor and the other to provide access from the stairs in the upper floor.

The proposed external staircase is positioned on the south-west side of the garage, serving the first-floor Gym/Office space. The staircase is a simple straight flight form of painted metal construction, up to a small landing area to a door leading into the first-floor area. The planning statement details that by locating the stairs externally, it will give much improved garage space at ground floor level, providing improved ground floor space gives additional room and adequate space for the secure storage of bicycles. The photographs provided by the applicant demonstrate that there is sufficient screening along the boundary to restrict views into the neighbouring properties. It is considered that the external

staircase would not have a detrimental impact on neighbouring amenity or significantly impact the appearance of the garage. The garage itself, as well as the staircase, are not visible from public vantage points.

It is also acknowledged that the application is retrospective so is not required to demonstrate Biodiversity Net Gain (BNG).

Conclusion:

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

2 **Regulatory Condition**: The development hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the 'approved house', as indicated on drawing no. 2121/02, 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 lead to an unsatisfactory relationship between independent units of living accommodation, contrary to 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/25/1116
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

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Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Proposed	2121/01 rev A	07.07.2025
Location plan	Location Plan	2019/02	11.01.2022
Location & Block plan	Site Plan Location Plan	2121/02	11.01.2022

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 04.09.2025

Authorising Officer sign/initial Tamara Dale Date: 04.09.2025