



DELEGATED APPLICATIONS - ASSESSMENT SHEET

OFFICER CHECKLIST	
WEEK ONE (Date Valid)	18th June 2026
Check Neighbours	☐
Check Consultations (including newts) / Press List	☐
Check Description, Plans and Supporting Documents	☐
Print and Display Site Notice (if required)	☐
WEEK TWO (+7)	25th June 2026
Visit Site or request site visit photos (in accordance with Site Visit Guidance Note)	☐
Draft HRA / AA if necessary. If the water statement is insufficient discuss with TL / PPO whether to discuss / accept amendments to the strategy.	☐
Instruct Legal if s106 required (with prior TL / PPO agreement)	☐
WEEK THREE (+14)	2nd July 2026
If amendments are likely to be needed discuss with TL / PPO (N.B. Only minor amendments will be accepted in accordance with the Amendment Guidance). When requesting amendments give clear deadline (i.e. start of week 5).	☐
WEEK FOUR (+21)	9th July 2026
If no amendments required, contact agent / applicant with update on progress.	☐
Confirm whether delegated or committee decision (re: parish and neighbour representations)	☐
WEEK FIVE (+28)	16th July 2026
14-day re-consultation letters to be sent on any amended plans	☐
Prepare draft report	☐
WEEK SIX (+35)	23rd July 2026
Check 35-day Cllr call-in for Committee	☐
If decision based on original plans, report to be drafted and submitted for sign off	☐
WEEK SEVEN (+42)	30th July 2026
If decision based on amended plans, report to be drafted and submitted for sign off	☐
Reason for EOT	☐

APPLICATION NO./ADDRESS:

DC/26/0992

The Granary , Nutbourne Lane, Nutbourne, West Sussex, RH20 2HS

DESCRIPTION:

Erection of 2no. two bay garages.

RELEVANT PLANNING HISTORY:

DC/25/0755 Erection of a single storey outbuilding.

Application Permitted on 22.07.2025

DC/26/0942 Variation of condition 1 of previously approved application Application Permitted

reference DC/25/0755 (Erection of a single storey outbuilding) to on 22.07.2026
relocate the outbuilding from approved location.

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

Pulborough Parish Neighbourhood Plan (PPNP) 2015 - 2031:

Policy 15 – Design

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

Parish Design Statement:

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:

Support

Representations:

1 representation has been received supporting the application

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 2no. two bay garages at The Granary, Nutbourne Lane, Nutbourne. The Granary, a detached property, is located outside of the built-up area of Pulborough and is located within a sizeable plot. The Granary is located to the south of Shepherds Thatch, a Grade II Listed Building.

This application is similar to previous application DC/25/0755 (Erection of a single storey outbuilding) which was approved July 2025. A variation of condition application under DC/26/0942 (Variation of condition 1 of previously approved application reference DC/25/0755 (Erection of a single storey outbuilding) to relocate the outbuilding from approved location) was submitted in June 2026. This application has been permitted.

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

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that extensions should not be disproportionate to the size of the existing dwelling, and should be in keeping with the scale and character of the existing dwelling. The policy also states that the cumulative impact of existing extensions will be taken into account.

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 15 of PPNP secures good design for developments. Scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape, as detailed in the Pulborough Design Statement and Nutbourne Design Statement. In particular, the effects of any proposed development should respect any conservation area within the parish.

The proposal seeks permission for the erection of two garages in staggered positions to the north of The Granary and to the west of Shepherds Thatch, in a separate parcel of land. The garages are of identical design and are of traditional style, constructed of timber with clay tile roofing. The dimensions would be 6.5m in width, 5.5m in depth with an overall roof height of 4m at its apex. The buildings would have two sets of double doors that open outwards. The design of the barns is thought to integrate neatly into the existing environment and are constructed of traditional materials that would not appear unduly prominent or disrupt the wider character of the area.

Though the principle of a garage on this parcel of land is considered established under DC/25/0755, this relates to one garage, 8m in width, 12m in depth and an overall roof height of 4m. This results in a proposal of 96m² which is contained to one structure and located approximate to the existing driveway and considered legible with the host dwelling. This proposal, though consisting of built forms with smaller footprints (combined footprint of 71m²), would be thought to be tantamount to overdevelopment given the proposal results in two structures which are to be staggered apart in order to accommodate. This would be considered to result in a higher amount of built development on land that was previously undeveloped, and a larger presence compared to one garage. This is considered to be in conflict with character and undeveloped nature of the countryside. In addition, the north most garage would be

approximately 30m away from the main dwelling. As per paragraph 4 of Policy 28 of the HDPF, *“Garages and any new outbuildings should have regard to the dwelling they serve and should be grouped with the house”*. It would be considered that the north most garage would not accurately relate to the principal dwelling and therefore would not be considered to meet the policy in its entirety.

Whilst the proposed garages are of a traditional design and utilise materials that are generally sympathetic to the rural character of the area, the development is considered unacceptable by reason of its siting and multiplicity which results in overdevelopment of the countryside. As a result, the proposal fails to respect the character and appearance of the countryside, does not relate appropriately to the dwelling it serves, and would not respond sympathetically to its rural setting. The development is therefore contrary to Policies 28, 32 and 33 of the Horsham District Planning Framework and Policy 15 of the Pulborough Neighbourhood Plan.

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.

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 not considered to meet the listed policies above in their entirety and is recommended refusal.

Recommendation: Application Refused

Reason(s) for Refusal:

- 1 The proposed development would result in a proliferation of built form across the undeveloped site, where the proposed buildings would be distanced from the host dwelling and would fail to be grouped with the house. The proposed quantum and siting of the development would therefore result in encroachment of the countryside setting, and would neither respect nor respond to the built characteristics and character of the rural setting. The proposed development would therefore be contrary to Policies 28, 32 and 33 of the Horsham District Planning Framework (2015) and Policy 15 of the Pulborough Neighbourhood Plan 2015-2031.

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/26/0992

Schedule of plans/documents not approved:

Plan Type	Description	Drawing Number	Received Date
Location plan	Location Plan	NONE	18.06.2026
Site plan	Site Plan	NONE	18.06.2026
Elevation plan	Front and Rear	NONE	18.06.2026
Elevation plan	Side	NONE	18.06.2026
Floor plan	Plan View: Internal	NONE	18.06.2026

DELEGATED

Case Officer sign/initial JBurrowes Date: 12/087/2026

Authorising Officer sign/initial TDale Date: 12/08/2026