



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1020

New Lodge, Worthing Road, Dial Post, West Sussex, RH13 8NH

DESCRIPTION:

Variation of Condition 3 of previously approved application DC/06/0496 (Conversion of existing garage to ancillary accommodation) to allow additional use as occasional short-term holiday accommodation.

RELEVANT PLANNING HISTORY:

DC/22/1243	Erection of a single storey rear extension (Householder Application).	Application Permitted on 25.08.2022
DC/22/1244	Erection of a single storey rear extension (Listed Building Consent).	Application Permitted on 25.08.2022
DC/06/0496	Conversion of existing garage to ancillary accommodation	Application Permitted on 05.04.2006

DESCRIPTION OF THE SITE

New Lodge is a Grade II Listed Building in the village of Dial Post. The main dwelling is detached, and the application building is a smaller detached outbuilding, there is also a shed/garage on site. The access leads directly off Worthing Road. The outbuilding is within the curtilage of the listed building, and the site is located outside of the built-up area boundary and not within a conservation area.

DESCRIPTION OF THE APPLICATION

The application seeks to vary Condition 3 of DC/06/0496, which states:

"The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of New Lodge, Worthing Road, Dial Post as a dwelling and shall not be used as a separate unit of accommodation."

Reason: The site is located within the rural area where the formation of an additional independent unit of residential accommodation would be contrary to policy CS1 of the Horsham District Local Plan 1997."

To alter the wording to allow for occupation which would include short-term holiday accommodation.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 11 - Tourism and Cultural Facilities

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

West Grinstead Neighbourhood Plan (2019-2031)

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

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:

WSCC Highways: Comment: -

The site is located on Worthing Road, a C-classified road subject to a speed restriction of 30 mph in this location. No alterations are proposed to the existing vehicle access arrangement from Worthing Road. The proposed use as an occasional holiday let would not be anticipated to give rise to a significant material intensification of use of the existing access point.

From inspection of the plans, there appears to be sufficient space on-site for vehicular parking and turning associated with the proposed use. The LPA may wish to secure cycle parking provision to promote sustainable transport methods for visitors.

The site is located in Dial Post Village, which provides some local services and amenities within walking distance, such as a public house. However, visitors travelling to locations further afield may have a reliance on the private car. The site does benefit from being well connected by the Public Right of Way network, so there are viable walking routes to the surrounding villages.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

HDC Conservation: Comment. The principle of using the building for short-term holiday accommodation will have no direct impact on the listed building. However, any additional structure to segregate and increase privacy within the curtilage will require planning permission.

HDC Environmental Health: No comments.

Natural England: Standing Advice issued.

Parish Comments:

None received

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:

Background

Planning permission ref: DC/06/0496 entailed the conversion of existing garage to ancillary accommodation. As part of this permission, Condition 3 was attached which restricted the use of the accommodation and stated:

The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of New Lodge, Worthing Road, Dial Post as a dwelling and shall not be used as a separate unit of accommodation.

Reason: The site is located within the rural area where the formation of an additional independent unit of residential accommodation would be contrary to policy CS1 of the Horsham District Local Plan 1997.

The planning statement states that the development was completed in 2008 and that it has remained in lawful ancillary use since then. The Bothy is a detached converted outbuilding that is located approximately 10 metres from New Lodge and lies within the same residential curtilage, sharing the same access and services with no separate postal address. It is understood that the outbuilding has been used by visiting family member and friends of the occupants of New Lodge.

This current s73 application has been submitted to vary Condition 3 to allow occupation in the manner of short-term holiday accommodation. The planning statement details that the occupancy would be limited to a maximum of two guests at any one time.

Principle

Policy 11 of the Horsham District Planning Framework (HDPF) states that measures which promote tourism and enhance local cultural facilities, including recreation based rural diversification, will be encouraged. Any development should be of a scale and type appropriate to the location, and should increase the range, or improve the quality of accommodation, attraction and experiences, for tourists, day visitors, business visitors, and residents in the District.

Dial Post is located on the western side of the A24 and is one of the larger 'unclassified' settlements in the District. The settlement is located around a village green which gives it a clear sense of place, and although it has limited services and facilities, there is a small village hall which indicates the presence of a community. The site is also well connected by the Public Right of Way network with viable walking routes to surrounding villages.

While there would be some reliance on private vehicles to access to surrounding settlements, for the reasons set out above, the site is considered to be in a suitable location for the provision of holiday accommodation. It is also noted that Dial Post is proposed to become a secondary settlement within the emerging Horsham District Local Plan, which is currently at examination.

Character and Appearance

Policies 32 and 33 of the HDPF seek to maintain 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 34 of the Horsham Development Framework aims to sustain and enhance the historic environment through positive management of development affecting heritage assets. By reassuring development preserve and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric, and materials.

The introduction of use as holiday accommodation would be domestic in nature and would not significantly change the residential character of the site, or the existing residential use of the annexe accommodation. In addition to sharing the host dwelling's access, parking arrangements, and private amenity space, utilities such as water and electricity are supplied by the host dwelling, and the building does not have its own postal address. Therefore, use of the building would not be entirely independent and would continue to be used in conjunction with occupation of the main dwelling, including its parking arrangements.

No additional boundary treatments are proposed, and the proposal would not subdivide the plot. The proposed use would not change the plot width or physical appearance of the site's built features. The proposed use would not therefore alter the site's character or the building's subservient relationship to the Grade II listed host building, the setting of which would be preserved.

The impact of the proposal on the character and appearance of the site, heritage assets and wider surrounding area is therefore considered acceptable.

Residential Amenity

Policy 33 of the HDPF states that development should consider the scale, massing, and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.

There would be no external changes to the building. The curtilage is of a sufficient size and benefits from mature screening so that there would be no harmful amenity impacts, resulting from the short-term holiday accommodation, on nearby neighbours, with the use not of a nature which would result in significant potential for harmful levels of noise or disturbance. As a result, no unacceptable harm on neighbouring amenities are anticipated and there is no conflict with the above policy.

Biodiversity Net Gain (BNG)

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG) unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024).

The original planning permission to which this section 73 planning application relates was made or granted before 12th February 2024 (in respect of major development), or before 2nd April 2024 (in respect of non-major development) under Regulation 3 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024. This current application is therefore exempt.

Water Neutrality

The variation of condition would not increase the amount of accommodation provided on the site and there is no evidence to suggest it would lead to a more intensive occupation of the building. As such there is no clear or compelling evidence to suggest the nature and scale of the proposed development would necessitate 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 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Conclusions

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

Recommendation: Application Permitted

Conditions:

- 2 Not used.
- 3 **Regulatory Condition:** The residential accommodation hereby permitted, as identified on the approved plans, shall be occupied solely for purposes ancillary to the occupation and enjoyment of New Lodge, Worthing Road, Dial Post as a dwelling. When occupied as short-term holiday accommodation, it shall be managed in accordance with the following: -
 - (a) The accommodation shall be occupied for holiday and short-term let purposes only;
 - (b) The accommodation shall not be occupied as a person's sole, or main place of residence, and shall not be used as an independent dwelling;
 - (c) The accommodation shall not be occupied by any one person for a period exceeding 28 days in any calendar year;
 - (d) The accommodation shall at all times be managed and supervised by the occupants of New Lodge, Worthing Road, Dial Post.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

The applicant is advised that if any additional changes are made to segregate and increase privacy within the curtilage, planning permission would be required for the erection of any fencing, walls and / or gates.

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/26/1020

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Plans	Location, Site Plan and Photos	Sharp/22/01	24.06.2026
Plans	Elevations and Floor Plans	634/01/04/A	23.02.2006

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 08.08.2026

Authorising Officer sign/initial Guy Everest Date: 12.08.2026