



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0374

Wood Grange, Henfield Road, Cowfold, West Sussex, RH13 8DT

DESCRIPTION:

Proposed oak pergola to side elevation (Householder)

RELEVANT PLANNING HISTORY:

DC/26/0375	Proposed oak pergola to side elevation (Listed Building Consent)	Pending Consideration		
DC/21/1270	Extensions, alterations and refurbishments works including removal of existing side conservatory and rear extension and erection of single storey side and rear extensions. Re-roofing of existing roofs, creation of a rear log store, replacement of rear dormers, alterations and replacement of various windows, repair works to main access door, re-rendering and repointing to exterior of building, repair works to chimney and internal alterations, repairs and re-configuration works. (Householder Application).	Application 02.09.2021	Permitted	on
DC/21/1271	Extensions, alterations and refurbishments works including removal of existing side conservatory and rear extension and erection of single storey side and rear extensions. Re-roofing of existing roofs, creation of a rear log store, replacement of rear dormers, alterations and replacement of various windows, repair works to main access door, re-rendering and repointing to exterior of building, repair works to chimney and internal alterations, repairs and re-configuration works. (Listed Building Consent).	Application 02.09.2021	Permitted	on
DC/21/2798	Replacement of existing UPVC windows, lowering of first-floor ceiling and conversion of loft space above. Installation of conservation rooflight (Householder Application).	Application 25.02.2022	Permitted	on
DC/21/2799	Replacement of existing UPVC windows, lowering of first-floor ceiling and conversion of loft space above. Installation of conservation rooflight (Listed Building Consent).	Application 02.03.2022	Permitted	on
DC/24/0511	Conversion of Lodge to 2No 2-bedroom flats and associated alterations. Erection of 2No. detached 3 bedroom dwellings, and erection of a detached garage building with office above. Associated landscape works.	Application 03.06.2025	Permitted	on
DC/24/1902	Installation of pedestrian and vehicular gates.	Application 03.02.2025	Permitted	on
DC/26/0201	Variation of Conditions 1, 9, 10, 11 and 14 to introduce an integrated solar roof system and make changes to the approved site layout and landscaping, and removal of Condition 5 relating to water neutrality of previously approved application DC/24/0511 (Conversion of Lodge to 2No 2-bedroom flats and	Pending Consideration		

associated alterations. Erection of 2No. detached 3 bedroom dwellings, and erection of a detached garage building with office above, associated landscape works).

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 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets

Cowfold Neighbourhood Plan 2019 – 2031

Policy 9: Residential Development Principles

Horsham District Local Plan (2023-40) (Regulation 19):

Policy 19: Development Quality

Policy 20: Development Principles

Policy 21: Heritage Assets and Managing Change within the Historic Environment

Parish Design Statement:

None

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:

Conservation Officer: No objection.

Arboricultural Officer: No significant arboricultural concerns

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:

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 obtained during site visit. 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.

Additionally, policy 34 of the HDPF seeks to ensure that proposals preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials. Moreover, proposed development make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas.

Furthermore, policy 9 of the Cowfold Neighbourhood Plan aims to maintain that residential development proposals will be supported where they are within the built-up area of Cowfold and:

- a. are of a sympathetic scale, relating positively to the character, function and layout of the area;
- b. maintain appropriate distances between buildings to avoid unacceptable adverse impacts on existing facilities or amenity of adjacent residential properties;
- c. Incorporate the use of high-quality building materials and finishes consistent with high thermal efficiency;
- d. are of a density that is appropriate to its location and has regard to current levels in the immediate area;
- e. are designed to account for the unavailability of mains gas; and
- f. Provide appropriate infrastructure to facilitate EV charging for car parking spaces without the need for further groundworks

The main dwelling, Wood Grange, is a Grade II Listed Building and the listing detail is as follows:

'C18. Two storeys. Originally 5 windows. Stuccoed. Tiled roof. The 2 outer window-bays have been replaced in C19 by large 3-light bays. Glazing bars otherwise intact. Porch with Doric columns surmounted by ball caps. Doorway with thin rectangular fanlight.'

The proposal would involve the construction of an oak pergola to the side elevation where formerly planning permission was approved for a single storey side extension under application references DC/21/1270 and DC/21/1271.

The proposal would be lightweight and would cover marginally smaller footprint than the approved side extension. Following consultation with the Council's Conservation Officer, it is considered that the alternative proposal for a timber pergola is acceptable and will not harm the special interest of the listed building. There are no detailed conditions required in this instance.

For the above reasons, it is considered that the proposal would be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling. The development would preserve the historic interest of the Grade II Listed Building. 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 proposal and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Tree impact

Policy 34 of the HDPF 2015 presumes in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development.

The property has formerly been granted permission for an extension off the southern elevation (ref: DC/211270) where the pergola is now proposed. There does not appear to have been any arboricultural input formerly in respect of development in this portion of the garden.

There is a mature sycamore adjacent to the roadside wall in relatively close proximity to the area of proposed works. The tree is one of the few mature trees that remain along the main thoroughfare into the village and thus proffers significant public amenity value, due to its position and size.

Inspection of the Sycamore highlights that it is in declining condition due to historic basal wounding and colonisation by aggressive decay pathogens. The tree has a very limited safe useful life expectancy and thus, in this instance, does not pose a significant constraint on potential development of the property.

If the landscape setting of the development forms part of the application, the Council's Arboricultural Officer recommend that a landscape scheme is procured that includes a tree of minimally 10-15m future height potential to be planted within the frontage portion of the property to off-set the impact of the tree loss.

The loss of mature trees from this streetscene over time combined with both pressures to remove more and declining health of many that remain, will potentially lead to a significantly denuded treescape to the detriment of the character of the village in the relatively short term. Where possible, the Local Planning Authority would seek to procure replacement planting.

Water Neutrality

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

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 development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

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

Reason: To enable the Local Planning Authority to control the development in detail 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/26/0374

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Design & Access Statement	AND HERITAGE	NONE	02.03.2026
Location & Block plan	EXISTING	2504WO_000	02.03.2026
Elevation plan	EXISTING SOUTH	2504WO_100	02.03.2026
Elevation plan	APPROVED AND PROPOSED	2504WO_200	02.03.2026

	South		
Elevation plan	EXISTING EAST AND WEST ELEVATIONS	2504WO_101	02.03.2026
Elevation plan	APPROVED AND PROPOSED EAST	2504WO_201	02.03.2026
Elevation plan	APPROVED AND PROPOSED WEST	2504WO_202	02.03.2026
Floor plan	EXISTING Ground	2504WO_103	02.03.2026
Floor plan	APPROVED AND PROPOSED GROUND	2504WO_203	02.03.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 21.04.2026

Authorising Officer sign/initial RHERMITAGE Date: 27.04.2026