Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1435
Denne Meadows Farm, Denne Road, Horsham, West Sussex, RH12 1JR

DESCRIPTION:

Variation of Conditions 1, 3 and 4 of previously approved application (Variation of Condition 1 of previously approved application DC/24/1839) for amendments to floor levels, garage layout and landscaping.

RELEVANT PLANNING HISTORY:

DC/24/1839	Demolition of existing dwelling, outbuildings, and agricultural/storage buildings and erection of a replacement dwelling. Erection of a detached annexe to provide ancillary accommodation. Erection of an agricultural barn. Associated hard and soft landscaping works to include the formation of retaining walls, paved terracing and an external reflection pool. Alterations to the existing driveway. Creation of a new pond.	Application Permitted on 01.10.2025
DC/25/1842	Variation of condition 1 of previously approved application reference DC/24/1839 (Demolition of existing dwelling, outbuildings, and agricultural/storage buildings and erection of a replacement dwelling. Erection of a detached annexe to provide ancillary accommodation. Erection of an agricultural barn. Associated hard and soft landscaping works to include the formation of retaining walls, paved terracing and an external reflection pool. Alterations to the existing driveway. Creation of a new pond) to reduce proposal size.	Application Permitted on 06.01.2026
DISC/26/0046	Application for Approval of Details Reserved by Conditions 3 and 4 to approved application DC/25/1842	Application Permitted on 29.05.2026

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 24 - Strategic Policy: Environmental Protection
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 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 40 - Sustainable Transport

Policy 41 - Parking

Southwater Neighbourhood Plan (2019-2031):
SNP1 – Core Principles
SNP2 – Proposals for Residential Development
SNP9 – Home Standards
SNP10 – Residential Space Standards
SNP14 – Adequate Provision of Car Parking
SNP16 – Design
SNP17 – Site Levels
SNP18 – A Treed Landscape

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 11: Environmental Protection
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Policy 32: Conversion of Agricultural and Rural Buildings to Commercial, Community and Residential Uses
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

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

Parish Design Statement

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:

Landscape: No Comment

HDC Arboriculture: No Concerns.

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

Variation of Condition 1 (Plans):

The application seeks a minor material amendment to the existing planning permission (ref: DC/25/1842), through a variation of the approved plans list (Condition 1) to accommodate a series of amendments to the approved design. The application form states that works commenced on the development in November 2025 and have not yet been completed. The proposed changes have been made following commencement of the technical design and are a response to constraints discovered during construction. These revisions to the scheme include:

- Reduction in finished floor levels
- Minor revisions to garage layout
- Minor revisions to external landscaping to suit

It is considered that the proposed changes to the scheme are not detrimental to the approved scheme and retain a similar form and structure to that as approved. It is considered that the amendments are in keeping with the original design approach and would maintain the general character and visual amenity of the locality. The proposal would not adversely impact on the setting of the neighbouring buildings. The proposed amendments would not raise any new implications in respect of neighbouring amenity, with the relationship between the amendments to the dwelling and neighbours not resulting in unacceptable harm.

Variation of Conditions 3 and 4

Both Condition 3 and 4 of previously approved application reference DC/25/1842 were discharged under planning application DISC/26/0046. The information used to discharge these conditions remains relevant to the revised proposals, and the applicant seeks to remove the requirement for this permission to have pre-commencement conditions attached. It is considered that the information as discharged under DISC/26/0046 is sufficient and a condition requiring implementation in accordance with the information as approved by the discharge application will be attached instead of a pre-commencement condition.

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 must be commenced by the 06.01.2029.

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

2 **Regulatory Condition**: The development shall be carried out in strict accordance with the following tree protection measures:

(a) All trees on the site as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
(b) Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
(c) Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or
displacement of those materials and substances could cause them to enter a zone.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

3 **Regulatory Condition**: The development hereby permitted shall be carried out in strict accordance with the Biodiversity Enhancement Scheme reference 650/GB/DenneMdwFrm/BES approved under DISC/26/0046.

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority Habitats & Species).

5 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the parking, turning and access facilities necessary to serve that dwelling have been implemented in accordance with the approved details as shown on plan reference PL.103 REV Band shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

6 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a fast charge electric vehicle charging point for that dwelling has been installed. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for

pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

7 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been provided within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

8 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been made for that dwelling (or use) in accordance with plan reference PL.103 REV B. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

9 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabits per second through full fibre broadband connection has been provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

10 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form, approved plans, and contained within the Design and Access Statement reference GH594 dated November 2024.

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).

11 **Regulatory Condition**: The development hereby permitted shall be undertaken in strict accordance with the ecological mitigation and enhancement measures set out in Preliminary Ecological Appraisal by Environmental Assessment Services Ltd dated January 2025.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority Habitats & Species).

12 **Regulatory Condition**: The annexe accommodation, as shown on the approved plans, hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Denne Meadow Farm, Denne Road (as outlined in red on the approved plans) as a dwelling 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/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).

13 **Regulatory Condition**: The barn hereby, as shown on the approved plans, permitted shall be used for agricultural purposes only, as defined in Section 336(1) of the Town and Country Planning Act 1990.

Reason: The site lies in an area where, in accordance with Policy 26 of the Horsham District Planning Framework (2015) development unrelated to an essential rural activity would not normally be permitted.

14 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order no development falling within Classes A, AA, B, and C of Part 1 of Schedule 2 (amend classes and schedule as necessary) of the order shall be erected, constructed or placed within the curtilage(s) of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to design and interest of the approved dwelling, and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

15 **Regulatory Condition**: No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

16 **Regulatory Condition**: The dwelling(s) hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development and to ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policies 31 and 37 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

NOTE TO APPLICANT
Biodiversity Net Gain Condition
Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Horsham District Council.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link:
Submit a biodiversity gain plan - GOV.UK (www.gov.uk).

Statutory exemptions and transitional arrangements
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at https://www.gov.uk/guidance/biodiversity-net-gain.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

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/26/1435
(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
Location plan	Site Location Plan As Proposed	PL.101 REV B	09.09.2026
Block plan	Site Block Plan As Proposed	PL.102 REV B	09.09.2026
Site plan	Site Plan As Proposed	PL.103 REV B	09.09.2026
Floor plan	Lower Ground Floor As Proposed	PL.104 REV A	09.09.2026
Floor plan	Ground Floor General Arrangement As Proposed	PL.105 REV B	09.09.2026
Floor plan	First Floor General Arrangement As Proposed	PL.106 REV A	09.09.2026
Roof plan	Roof Plan As Proposed	PL.107 REV A	09.09.2026
Elevation plan	Exterior Elevation As Proposed	PL.108 REV A	09.09.2026
Supporting Docs	Full Bat Roost Assessment by Simlaw dated 24 July 2024	SE23-1241b V.01	28.11.2024
Supporting Docs	Preliminary Ecological Appraisal by Environmental Assessment Services Ltd dated November 2023	650/GB/DenneMd	28.11.2024
Supporting Docs	Biodiversity Enhancement Scheme	650/GB/DenneMd wFrm/BES	09.02.2026
Supporting Statement	Planning Statement	NONE	09.02.2026
Photos	Photographs	NONE	21.05.2026
Elevation & Floor plan	Denne Meadow Farm Barn - General Arrangement and Exterior Elevations As Proposed	PL.109	11.11.2025
Elevation & Floor plan	Denne Meadow Farm Annex - General Arrangement and Exterior Elevations As Proposed	PL.110	11.11.2025

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 28.10.2026

Authorising Officer sign/initial Robert Hermitage Date: 29.10.2026