



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1334
37 Warren Drive, Southwater, West Sussex, RH13 9GL

DESCRIPTION:

Retention of a garden shed (Retrospective).

RELEVANT PLANNING HISTORY:

DC/24/0287	Erection of a single storey rear extension with internal reconfiguration.	Application Permitted on 17.04.2024
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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

Southwater Neighbourhood Development Plan (2019-2031):

SNP16 - Design

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

Policy 19: Development Quality
Policy 20: Development Principles

Southwater Parish Design Statement 2011

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:

Natural England: Standing Advice:-

It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural

England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

Parish Comments:

No objection.

Representations:

X1 representation has been received, objecting the application for the following reasons: -

- The development is considered too close to the boundary and overbearing, raising concerns regarding privacy, light and noise, particularly as the lawn level has been raised with sleeper edging, large amounts of topsoil and new turf.

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 supplied by the agent. A site visit was carried out following an objection.

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.

SNP16 – Design: *“All development must be of high-quality design. In Southwater this means:*

- a. Facing buildings with locally sourced materials, or materials equivalent to those that would historically have been sourced locally wherever possible.”*

The application relates to the retention of a garden shed (retrospective) within the rear garden of a residential property. The site is located within an established residential area, characterised by detached dwellings set within generous plots, with a variety of ancillary garden structures typically found within rear gardens.

The retained shed is positioned discreetly towards the rear of the garden and is finished in a muted green appearance, which helps it to integrate into its garden setting when viewed alongside surrounding foliage. The structure is modest in scale and is clearly subservient to the host dwelling.

It is also noted that a larger outbuilding already exists within the garden, and the retained shed does not appear disproportionate or incongruous when viewed in the context of this existing development. As such, the proposal would not result in any material harm to the character or appearance of the site,

nor would it adversely affect the visual amenities of the surrounding area. Accordingly, the retained shed is considered acceptable in terms of siting, scale, design and appearance and therefore accords 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.

Representations have been received raising concerns in relation to privacy, light, noise, and the proximity of the structure to the boundary. In this instance, the retained shed is modest in height and does not incorporate windows or openings that would facilitate overlooking. Its low-level, single-storey form ensures that it would not give rise to any loss of privacy or unacceptable overshadowing to neighbouring properties.

Furthermore, substantial boundary foliage and planting is present along the shared boundary, which provides effective visual screening and further mitigates any perceived impact. Given the shed's limited height and scale, the existing boundary treatment, and siting to the nearest neighbouring dwelling, the structure is not considered to be overbearing when viewed from neighbouring land.

Neighbouring objections relating to the change in ground levels are noted. Officers note that the related compliance investigation revealed that levels around the shed had been altered. Though the submission does not detail the change in levels, Officers have visited the site and assessed the (now) existing land levels, and are of the view that this arrangement does not adversely impact on the amenity of neighbouring occupants by way of overbearing. Furthermore, the alterations are not so extreme as to result in adverse visual harm.

When assessed in the context of the existing garden environment and nearby structures, including the presence of a larger outbuilding within the site, the development would not result in any demonstrable harm to neighbouring residential amenity.

Overall, the retrospective retention of the garden shed is considered acceptable and has no adverse impact on the character and appearance of the area or the amenities of neighbouring occupiers.

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 currently 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

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/25/1334

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Block plan		NONE	13.03.2026
Photos		NONE	19.08.2025
Photos		NONE	19.08.2025
Location plan		NONE	19.08.2025
Elevation plan	Front	NONE	07.10.2025
Floor plan		NONE	09.10.2025
Elevation plan	Side	NONE	07.10.2025
Elevation plan	Rear	NONE	07.10.2025

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 07/05/2026

Authorising Officer sign/initial RHERMITAGE Date: 08.05.2026