Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1275
Southwater House, Church Lane, Southwater, West Sussex, RH13 9BT

DESCRIPTION:

Demolition of 2 garden stores. Erection of 2-storey extension and conversion of stable block to create a 3-bedroom dwelling (Full Planning Permission).

RELEVANT PLANNING HISTORY:

DC/26/1276	Demolition of 2 garden stores. Erection of 2-storey extension and conversion of stable block to create a 3-bedroom dwelling (Listed Building Consent).	Pending
DC/26/0761	Demolition of garden store buildings. Conversion and extension of existing stable block to create a dwellinghouse. (Full Planning).	Withdrawn Application on 29.07.2026
DC/26/0762	Demolition of garden store buildings. Conversion and extension of existing stable block to create a dwellinghouse. (Listed Building Consent).	Withdrawn Application on 29.07.2026

DESCRIPTION OF THE SITE

Southwater House is a Grade II listed property outside of the built up area boundary of Southwater. The site is located to the south of Church Lane and is bounded by other Grade II listed properties to the north (being Vicarage Cottage and Holt Innocent's Church). The application site is in the countryside in policy terms.

DESCRIPTION OF THE APPLICATION

The application seeks permission to demolish two garden stores and erect a three bedroom dwellinghouse. The existing stable block would be converted to facilitate the development and a new double garage in timber would be erected to serve the existing Southwater House. The two dwellings would be separated by a wall, which would be lower to the principal elevations of the dwellings in response to a request for amended plans.

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 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 24 - Strategic Policy: Environmental Protection

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
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 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities

Southwater Neighbourhood Development Plan (SNDP) 2019 - 2031:
SNP1 – Core Principles
SNP2 – Proposals for Residential Development
SNP9 – Home Standards
SNP14 – Adequate Supply of Car Parking
SNP16 – Design

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 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 12: Air Quality
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 15: Settlement Coalescence
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
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 40: Improving Housing Standards in the District

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

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:

Conservation Officer: Comment

Objection to the height of the wall separating the two properties as it would detract from the sense of welcome and arrival to the listed building which is part of its significance.

Archaeology Consultant: No objection

The application site is within an Archaeological Notification Area DWS8545- Land to the West of Southwater, but the proposals do not involve extensive deep below ground disturbance and so there are no archaeological concerns in this case.

Southern Water: Comment

Foul and surface water drainage details would need to be submitted and if connecting to a mains drain undertaken in consultation with Southern Water. Southern water should be contacted in the case of demolition work.

WSCC Highways: No Objection

The site would use the existing access and would not give rise to a material intensification of the use of the access. Parking provision would be made with an existing and proposed garage. There would be sufficient space within the area of hardstanding to allow three car parking spaces. The site is located close enough to the built up area boundary to access amenities by foot or cycle.

PUBLIC CONSULTATIONS:

Representations:

None received.

Parish Comments:

Parish Council: Objection

- Harm to significance of listed buildings
- Partial demolition of listed building
- Conflict with both our Neighbourhood Plan and Parish Design Statement

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

Principle of Development:

The application site is in a rural countryside location and does not fall within a defined settlement, being sited approximately 150m to the west of the built-up area boundary of Southwater.

Policy 2 of the Horsham District Planning Framework (HDPF) sets out the main growth strategy, focusing development in the main settlements. The application site is situated outside of any of the defined settlements as categorised under Policy 3 of the HDPF and therefore is considered to be in a countryside location in policy terms.

Policy 4 of the HDPF outlines that the expansion of settlements outside the built-up area are supported where the site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge; the level of expansion is appropriate to the scale and function of the settlement type; the development is demonstrated to meet the identified local housing needs; the impact of development individually or cumulatively does not prejudice comprehensive long term development; and the development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced.

The HDPF outlines that the proposed settlement hierarchy is the most sustainable approach to delivering housing; with new development focused in the larger settlements of Horsham, Southwater and Billingshurst; with limited new development elsewhere, only where it accords with an adopted Neighbourhood Plan. Specifically, Policy 3 of the Horsham District Planning Framework seeks to retain the existing settlement pattern and ensure that development takes place in the most sustainable locations as possible. The site is located outside any of the District's defined built-up area boundaries (BUAB) and does not form part of Horsham's adopted development plan. As a result, residential development in this location would conflict with the requirements of Policy 4 and would not usually be considered acceptable in principle.

In this countryside location, the proposal is also considered against Policy 26 which seeks to protect the countryside against inappropriate development unless it is considered essential and appropriate in scale; whilst also meeting one of four criteria. These include development that enables the sustainable development of rural areas, but do not include any explicit provision for reuse of existing buildings.
Policy 10 of the HDPF states that proposals for the conversion of rural buildings to business and commercial uses will be considered favourably in the first instance.

Policy 32 of the Draft Local Plan states that conversion of redundant agricultural buildings to residential use will be supported where: it can be demonstrated that the current use is no longer necessary, and the building is appropriate for conversion given its existing site, architectural merit, character and setting.

The application is located outside of the designated built-up area boundary and is therefore within a countryside location, contrary to Policies 4 and 26 of the HDPF. The proposal involves the part-demolition of the existing building and conversion of the remainder of the building to a residential dwelling, with associated alterations, garden, garage and parking. For development outside of settlement boundaries, NPPF Policy S5 (1)(c) states that the reuse, extension or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms and any extension or alteration will not result in a disproportionate increase in size compared to the existing building, will be supported unless the benefits of doing so would be substantially outweighed by any adverse effects.

The proposed development would represent a conversion of an existing lawful building, the building is already in situ and appears suitable for conversion, with appropriate and sensitive alterations (subject to material planning considerations).

It is acknowledged that the Council cannot demonstrate a five-year housing land supply and this would trigger NPPF S5(1)(j) where the proposal would contribute towards addressing an evidenced unmet housing need. However, S5(1)(j)(i) states that where development is proposed to address an unmet need, it must also be 'physically well-related to an existing settlement'. The application site is considered to be within reasonable walking distance (less than 800 metres or 10 minutes walk) of the

village centre. The application site is located approximately 150m from the built-up area boundary of Southwater, and while not benefitting directly from a dedicated footway, would be located in proximity of the pedestrian footways just east of the site and adjacent to the new residential development along Church Lane.

The application seeks the introduction of one open market dwelling outside the defined BUAB and on a site which has not been allocated for development within the adopted development plan, and without an essential need for a countryside location. The principle of development is therefore contrary Policies 2, 3, 4, and 26 of the Horsham District Planning Framework. However, the proposal would represent a conversion where there is policy support under Policy 10 of the HDPF and within policy S5 of the NPPF. The site is considered to be within a reasonably sustainable location, where the development would not significantly increase activity within the countryside. The principle of development is therefore considered acceptable, subject to all other material considerations.

Design and Appearance:

Policies 25 and 26 of the HDPF seek to protect the natural environment and landscape character of the district, including the landform and development pattern, together with protected landscapes and habitats. Development will be required to protect, conserve and enhance landscape and townscape character, taking account of areas or features identified as being of landscape importance, individual settlement characteristics and settlement separation.

Policies 32, and 33 of the HDPF outline that proposals should take into account townscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

Policy 34 of the HDPF states that development will enhance its historic environment and reinforce the special interest of the heritage asset.

The proposed development would include a pitched roof extension that would be built in line with the existing ridge line, with the installation of pitched roof dormers to the western elevation and roof lights to the eastern elevation. The resulting building would remain subservient in scale to the principal dwelling, and would utilise a design, form and appearance that appropriately reflect the character and visual amenity of the site and wider surroundings.

The Conservation Officer initially objected to the proposal, requesting amendments during the course of the application to improve the relationship between the proposed and existing dwelling by reducing the height of the subdividing curtilage wall which would separate them to 1 metre in height. The applicant has subsequently sent in the amended plans, and it is considered that the initial concerns have been addressed.

There are no objections to the proposal in relation to Policies 25, 32, 33 and 34 of the HDPF.

Residential Amenity:

Policy 33 of the HDPF states that development will be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers / users of nearby property and land.

The proposed dwelling would not be of a scale or siting that would result in unacceptable impacts on the existing Southwater House given the existing relationship between the outbuildings and Southwater House are already in close proximity. Furthermore, given the scale and siting of the proposed dwelling it would not be considered to the impact the surrounding dwellings by way of loss of privacy, daylight or obtrusive appearance. The amenity space would be acceptable and the dwellinghouse would be in accordance to Nationally described space standards. Overall, there are no objections to the proposal in light of Policy 33 of the HDPF.

Highways Impacts:

Policy 40 of the HDPF seeks to ensure that development provides safe access for all road users and incorporates appropriate parking and turning provision in accordance with West Sussex County Council (WSCC) guidance.

The site would use the existing access and would not give rise to a material intensification of the use of the access. Parking provision would be acceptable for the size of the dwelling and there would be both an existing and proposed double garage. There would be sufficient space within the area of hardstanding to allow three car parking spaces.

Overall, there are no objections in light of policy 40 of the HDPF.

Climate Change:

Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of NPPF that local plans and decisions seek to reduce the impact of development on climate change. The proposed development would include the following measures:

- Water consumption limited to 110litres per person per day
- Requirement to provide full fibre broadband site connectivity
- Refuse and recycling storage
- Biodiversity mitigation and enhancement
- Electric vehicle charging points

These measures could be secured through condition where necessary in the event of planning permission being granted, and this approach would ensure compliance with the above policies.

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 development would be less than 0.2 hectares and is therefore exempt.

Conclusions and planning balance:

For the reasons outlined above, the proposed development is considered to accord with the relevant local and national planning policies.

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 **Pre-Commencement Condition**: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

4 **Pre-Commencement Condition:** Before any work begins on site, the person(s) responsible for supervising the works must meet the conservation officer of the Local Planning Authority, on site or as otherwise agreed, to confirm that all the conditions attached to the listed building consent are understood and can be fully complied with.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

5 **Pre-Commencement Condition:** No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

a) Drawings to a scale not smaller than 1:5 fully describing:

i) new and replacement windows, external doors, rooflights.

These drawings must show:

- materials
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, arches, lintels, dormer construction, etc
- method of opening
- method of glazing

b) Section drawings to a scale not smaller than 1:10 fully describing lowered ground floor in the historic building and relationship with external ground level and structural walls.

c) Section drawings to a scale not smaller than 1:10 fully describing new first floor and relationship with existing window reveals and heads.

d) Drawings to a scale not smaller than 1:20 showing internal drainage routes, noting all necessary cutting, chasing and other alteration to historic fabric.

e) Schedule identifying all architectural features that are to be altered, relocated, concealed or removed, fully describing the work proposed.

f) Samples or specifications of external materials and surface finishes.

g) A sample panel of brickwork / stonework, not less than 0.8 sq m, constructed on site. Before any further brickwork / stonework is undertaken, the panel must be inspected and approved in writing by the local planning authority. All brickwork / stonework must be executed in accordance with the sample panel, which shall remain on site until the works are complete and the condition discharged. This is relevant to new boundary walls and extension of the existing buildings.

h) Specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the affect on the appearance and fabric of historic and architectural features.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

6 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the car parking spaces (including garages where applicable) necessary to serve it have

been constructed and made available for use in accordance with approved drawing number 110 Revision C. The car parking spaces permitted shall thereafter be retained as such for their designated use.

Reason: To provide car-parking space for the use in accordance with Policy 40 of the Horsham District Planning Framework (2015).

7 **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).

8 **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).

9 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.

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

10 **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 in accordance with Policies 31 and 37 of the Horsham District Planning Framework (2015).

11 **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).

12 **Regulatory Condition:** All building works, finishes, and making-good, both internal and external, shall match the relevant existing work in respect of method, detail, and finished appearance unless otherwise approved in writing by the Local Planning Authority. Where new materials are to be used externally, the colour match shall make allowance for future weathering.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015)

13 **Regulatory Condition:** The new roof junctions at ridge, hips, valleys, eaves and verges shall be built to reflect traditional detailing as found on the existing building. This is relevant for both the extension of the stable and the new garage.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

14 **Regulatory Condition:** No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

15 **Regulatory Condition:** No new grilles, security alarms, lighting, cameras or other like items shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

16 **Regulatory Condition**: All rainwater goods shall be cast iron or cast aluminium or cast effect plastic.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

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.

Under Regulations 4, 5, 7 & 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 the statutory biodiversity gain condition required by Schedule 7A to the Town and Country Planning Act 1990 (as amended) does not apply in relation to planning permission for development which:

1. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (a hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric);

2. is the subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015;

3. is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain planning condition which applies in relation to another development (In determining

whether a development is undertaken solely or mainly for this purpose, no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee);

4. consists of no more than 9 dwellings, is carried out on a site which has an area no larger than 0.5 hectares, and consists exclusively of dwellings which are self-build or custom housebuilding ("Self-build or custom housebuilding" has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended)).

In addition, the Biodiversity Gain Plan Condition does not apply to applications for major development made before 12 February 2024, or non-major development made before 2 April 2024.

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

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.

Plans list for: DC/26/1275
(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
Elevation plan	Proposed East & West Elevations	310 REVISION D	12.10.2026
Floor plan	Proposed Ground Floor Plan for the Coach House	210 REVISION D	12.10.2026
Elevation plan	Proposed North & South Elevations	311 REVISION D	12.10.2026
Site plan	Proposed Site & Ground Floor Plan No Boundary Colours	111 REVISION D	12.10.2026
Location plan	Site Location Plan	000 REVISION C	10.08.2026
Block plan	Block Plan Existing Site & Roof Plan	100 REVISION B	10.08.2026
Floor plan	Existing Site & Ground Floor Plan	101 REVISION B	10.08.2026
Floor plan	Proposed Site & Ground Floor Plan	110 REVISION C	10.08.2026
Floor plan	Existing Ground Floor Plan for the Coach House	200 REVISION C	10.08.2026
Floor plan	Existing First Floor Plan for the Stable Block	201 REVISION C	10.08.2026
Floor plan	Proposed First Floor Plan for the Coach House	211 REVISION C	10.08.2026
Roof plan	Proposed Roof Plan for the Coach House	212 REVISION C	10.08.2026

Floor plan	Garage and Garden Store Proposed Floor Plan	220 REVISION A	10.08.2026
Elevation plan	Existing East & West Elevations	300 REVISION B	10.08.2026
Elevation plan	Existing North & South Elevations	301 REVISION C	10.08.2026
Elevation plan	Oak framed Garage and Garden Store	315 REVISION B	10.08.2026
Section plan	Existing & Proposed Section AA	400 REVISION B	10.08.2026
Section plan	Proposed Sections BB & CC	401 REVISION B	10.08.2026
Roof plan	Existing Roof Plan for the Coach House	202 REVISION A	10.08.2026
Supporting Docs	Application Form	NONE	10.08.2026

DELEGATED

Case Officer sign/initial Hannah Darley Date: 13th October 2026

Authorising Officer sign/initial Tamara Dale Date: 15.10.2026