



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0422

The Old Stables, Guildford Road, Rudgwick, West Sussex, RH12 3JB

DESCRIPTION:

Erection of an implement store for machinery for equestrian use.

RELEVANT PLANNING HISTORY:

DC/25/1923

Erection of an implement store for machinery for equestrian use.

Application Refused on 11.02.2026

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 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 40 - Sustainable Transport

Policy 41 - Parking

Rudgwick Neighbourhood Development Plan

RNP6: Materials

RNP7: Architectural Style

RNP8: Development Height

RNP9: Street Scene

Rudgwick Parish Design Statement

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 24: Sustainable Transport

Policy 25: Parking

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:

None.

Parish Comments:

Initial Consultation (09/04/26) – Objection: -

- The application form states, 'works or extension to a dwelling', however, the block plan shows the proposed store as separate to the dwelling, and no detail to show the new store will be an extension.
- Therefore, this application would not appear to be an extension or works to a dwelling. Instead, it would seem to be a larger new replacement for the existing detached storage unit, and will sit next to, but is not an extension of, the dwelling.
- The application is unclear and incomplete as it states no external materials will be used, preventing proper assessment of design and policy compliance.
- Objection. Until clarification and further detail is sought, the application cannot be considered.

Further Consultation (14/04/2026) – Comments

- Clarification on the application form for an extension being used has now been received
- The previously refused application (DC/25/1923) contained photos showing the dwelling and existing storage building as both being predominantly timber (or timber clad)
- The current proposal states steel/timber cladding and shows in the elevations drawings very dark steel cladding only for the proposed storage building, which would possibly not relate as well to the dwelling right next to it, leading to potential conflict with aspects of HDPF Policies 28, 33 and RNP Policies 6 & 7.
- A more sympathetic choice of materials would be preferable.

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 Old Stables is a detached single storey dwellinghouse, situated outside of any Built-Up Area Boundary and is therefore within the countryside for policy purposes. The dwelling was established through permitted development rights (re: Class Q, Part 3 of the GPDO), the erection of outbuildings therefore requires planning permission. An existing outbuilding has been on the site since 2019 and whilst planning permission should have been sought for its erection, it is now lawful by virtue of time. This application seeks to replace this outbuilding, if approved.

Planning permission was previously sought for a similar scheme under application reference, DC/25/1923. This outbuilding measured 7.6 metres in width, had a depth of 18.3 metres, and an overall height of 4.2 metres. The application was refused, as it was considered that the development, by reason of its scale and siting, would be disproportionate to the main dwellinghouse, and would represent an unduly intrusive and dominant addition to the site and wider surrounding area. The proposal would therefore have an adverse visual impact on the visual amenities of the locality, contrary

to policies 28, 32 and 33 of the Horsham District Planning Framework (2015) and Policies 7 and 8 of the Rudgwick Neighbourhood Plan. The current submission is an amended scheme which seeks to address the above decision by reducing dimensions of the proposed building.

Character and Appearance

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that ancillary accommodation and garaging must demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site, with new outbuildings sited to have regard to the dwelling they serve and be grouped with the house. The policy also states that the use of ancillary accommodation as a separate dwelling will not be supported.

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.

Policy 6 of the RNP states development should utilise materials that reflect the common building styles across the Parish, with tile-hanging or suitable cladding, matching existing brickwork, and using tile roofing. Policy 7 states that new development should be designed with reference to surrounding architecture, paying close attention to the local vernacular and characteristic detailing. Policy 8 states new development should reflect the local tradition and irrespective of the location, the scale and massing of new developments should respect the character and appearance of the surrounding built and natural environment. Policy 9 states new buildings should be placed to form consistent buildings lines along streets.

This current application seeks consent for an amended scheme, with the revised outbuilding measuring as follows: 7.6 metres in width, 15.2 metres in depth, an eaves height of 2.8 metres and an overall height of 3.4 metres. The proposed building will be located immediately to the north of the host dwelling, adjacent to the property's northern boundary. The Planning Statement sets out that the proposed outbuilding would be used for the storage of machinery and implements, required for the upkeep of the applicant's land. It is acknowledged that whilst there is a stable building on the land, approved under DC/19/1622, this is not capable of storing the applicant's equipment/machinery in a secure manner, away from weather conditions.

Within their Planning Statement, the applicant has supplied evidence confirming the ridge height of the host dwelling is 3.49metres and as such, the amended scheme would mean that the ridgeline of the outbuilding would sit below that of the host dwelling. Furthermore, the outbuilding has been reduced in depth by 3.2 metres, ensuring it does not extend beyond the dwelling it serves. The building would comprise a steel frame with steel cladding to the walls, roof and doors, all finished in grey, coloured as such to match that of the dwelling. Given the site's countryside location, it is not uncommon to find buildings with similar appearances and materials, and given the reduced scaled the resulting contrast with the main dwelling would not be considered harmful.

The amended scheme is now considered to be acceptable, with the reduced measurements ensuring it is no longer disproportionate to the main dwellinghouse and would not be a dominant addition to the site. As such, it is considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling, and which would not harm the character or appearance of the wider area. 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 noted that the nearest residential dwelling, Hyesfield, is located approximately 45 metres to the east with a woodland separating this dwelling to the outbuilding. The residential property New Barn,

which shares an access track, is located 140 metres to the south. It is considered that the siting and layout of the proposed outbuilding and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

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 180 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 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 approved plans and detailed within the email, received 01/04/2026.

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).

- 4 **Regulatory Condition:** The building hereby permitted shall be occupied solely for purposes incidental to the enjoyment of The Old Stables, Guildford Road. The building shall not be used for any other purpose(s), including for business or commercial use, without the express consent of the Local Planning Authority.

Reason: The establishment of a business or an additional independent unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation, contrary to Policies 28 and 33 of the Horsham District Planning Framework (2015).

Biodiversity Net Gain Condition

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.

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/26/0422

(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
Materials	Schedule of Materials - Email	NONE	01.04.2026
Block plan	Block/Site Plan	NONE	09.03.2026
Plans	Cross Section	SMSB-1346 00	09.03.2026
Elevation plan	Elevation All	SMSB-1346 00	09.03.2026
Floor plan	Floor Plan	SMSB-1346 00	09.03.2026
Supporting Statement	Footings Detail	NONE	09.03.2026
Elevation plan	Elevation All Frame	SMSB-1346 00	09.03.2026
Location plan	Location Plan	NONE	09.03.2026
Supporting Statement	Planning Statement	NONE	09.03.2026

DELEGATED

Case Officer sign/initial Sam Nye Date: 29/04/2026

Authorising Officer sign/initial Guy Everest Date: 01.05.2026