



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0980

Blenheim Rise, Lower Street, Pulborough, West Sussex, RH20 2AA

DESCRIPTION:

Demolition of existing summer house and erection of a summer house and two composite deck areas.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Pulborough Parish Neighbourhood Plan 2015 – 2031:

Policy 15: Design

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

Policy 19: Development Quality

Policy 20: Development Principles

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:

4 representations have been received, from the same address, objecting to the application for the following reasons: -

- Concerns are raised that the raised platform, decking, steps and elevated walkway, due to the site's level changes and proximity to the shared boundary, would result in increased overlooking of neighbouring gardens and bedroom windows.
- The objector considers that the elevated access route would concentrate pedestrian movement along the boundary, leading to a perceived loss of privacy and increased opportunities for overlooking.
- Concerns are raised that the existing boundary treatment would not provide adequate screening of the elevated structures and that any screening sufficient to mitigate overlooking would appear unduly overbearing.
- It is argued that the elevated seating, recreational areas and access routes would increase noise and disturbance through activity, conversations and footfall in close proximity to neighbouring properties.
- The objector considers that the site's natural sloping topography has been significantly altered through the creation of terraces, retaining structures, raised platforms and areas of decking.
- Concerns are raised that the scale and extent of the engineering works and hard landscaping have materially changed the character and appearance of the garden and do not respect the site's natural contours.
- It is argued that the cumulative impact of the existing and proposed terraces, raised platforms, decking, walkways, steps, summerhouse and associated hard landscaping should be assessed as a whole.
- The objector considers that the development represents an overdevelopment of the garden, resulting in an overbearing presence along the shared boundary and an increase in the extent of hard landscaping at the expense of soft landscaping.
- Concerns are raised that opportunities for landscape mitigation and additional planting would be limited by the extent of the proposed decking and hard surfacing.
- The objector considers that the proposal would adversely affect neighbouring amenity and conflict with local and neighbourhood plan policies relating to residential amenity, design and landscape character.

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:

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.

Policy 15 of PPNP secures good design for developments. Scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape, as detailed in the Pulborough Design Statement and Nutbourne Design Statement. In particular, the effects of any proposed development within a Conservation Area or that affects its setting should respect the particular special characteristics of that area.

The application seeks planning permission for the demolition of existing summer house and erection of a summer house and two composite deck areas. There is no objection in principle to the erection of a replacement summerhouse and composite deck areas within a residential curtilage, where such features would not be unexpected or unusual. The proposed structures are modest in scale and remain appropriate to the site, appearing as subordinate additions which would not result in material harm to the character and appearance of the property or surrounding area.

The proposals in their entirety would be clearly subservient additions and are 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.

Whilst concerns have been raised regarding overlooking, loss of privacy, noise and disturbance, the submitted plans indicate boundary screening adjacent to the decked areas that is considered sufficient to prevent unduly intrusive views towards neighbouring properties. The proposal would not introduce any significant additional overlooking beyond the existing situation and would not result in a harmful loss of privacy.

Furthermore, it is considered that the normal domestic use of the summerhouse and decked areas would not generate a level of noise or activity that would be materially harmful to the amenities of neighbouring occupiers. Subject to a condition securing the installation and retention of the approved boundary screening, the proposal is considered to provide an acceptable level of amenity for neighbouring residents.

The neighbouring dwelling to the south-east is a single-storey dwelling located at a lower ground level than the application site. The proposed decking is set some distance from this boundary and benefits from mature boundary screening. As such, the proposal would not result in harmful overlooking or loss of privacy. Any views between neighbouring gardens would be limited and mutual in nature.

It is therefore considered that the siting and layout of the proposals 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 N6 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.

Other Matters

The objector has requested that all alterations undertaken at the site be considered as part of this application. However, each planning application must be determined on its own merits and against the particular development for which permission is sought. Therefore, the assessment of this application is limited to the proposal as submitted and the supporting information provided by the applicant.

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 proposed plan drawing numbered A.101 REV A received 04.09.2026.

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 decking areas hereby permitted, as indicated on drawing no. A.101 REV A, shall not be used as outdoor amenity space until the boundary treatment to the side boundaries of the site has been erected as indicated on the approved plans. The boundary treatment shall thereafter be maintained in accordance with the approved plans.

Reason: In order to protect the amenities of adjoining properties and to comply 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/26/0980

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Photos	Photo 1/3	NONE	17.06.2026
Photos	Photo 2/3	NONE	17.06.2026
Photos	Photo 3/3	NONE	17.06.2026
Location & Site plan		A.001	03.08.2026
Plans	Existing Elevations and Site	A.100	03.08.2026
Plans	Proposed Elevations and Site	A.101 REV A	04.09.2026

DELEGATED

Case Officer sign/initial Marie Riggs Date: 09.10.2026

Authorising Officer sign/initial RHERMITAGE Date: 09.10.2026