DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0882
78 Guildford Road, Horsham, West Sussex, RH12 1LY

DESCRIPTION:
Erection of entrance gates.

RELEVANT PLANNING HISTORY:

DC/25/0880	Erection of a single storey rear extension.	Permitted
DC/25/0881	Erection of a second floor loft conversion with 2no. pitched roof dormers to the rear (Lawful Development Certificate - Proposed).	Permitted

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
Policy 40 - Sustainable Transport
Policy 41 - Parking

Horsham Blueprint Business Neighbourhood Forum
Policy HB3: Character of Development
Policy HB4: Design of Development

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Quality
Policy 20: Development Principles
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:
HDC Arboricultural Officer: No Arboricultural concerns are raised with the location of the new gate, subject to the works required to dig the post holes for the new gate being secured by condition

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.

WSCC Highways: The Local Highway Authority does not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Parish Comments:
Raised concerns about possible damage to trees when the new garage is erected.

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 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. These details were considered sufficient to allow the application to be properly considered and determined.

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 HB3 of the Horsham Blueprint Business Neighbourhood Plan states that development is expected to preserve and enhance the Character Area in which it is located. The design of new development should take account of local context and reflect the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area. Policy HB4 continues that development is expected to demonstrate a high quality of design, which responds and integrate well with its surroundings.

78 Guildford Road is a detached dwelling within the built-up boundary area of Horsham. The dwelling benefits from a large residential curtilage, with extensive foliage, and is set back from Guildford Road. As part of the application process a previously proposed double garage was omitted, with the application now seeking permission solely for the erection of entrance gates. The gates would be

sited across an existing vehicular access, set back from the immediate edge of the pavement. This arrangement and siting together with the scale and design of the gates is considered acceptable and would not create a frontage which was out of keeping in this location.

It is noted that there is a large TPO oak tree located on the site to the front of the dwelling. The Council's Arboricultural Officer has raised no objections to the proposal (following removal of the garage) and subject to only hand digging taking place and other suitable precautions no adverse impacts on this tree would be envisaged. This would be secured through a recommended condition.

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 considered that the siting and layout of the proposed entrance gates and the resulting relationship with neighbouring properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

The presence of inward opening gates controlled electronically across an existing access would not adversely impact on the highway network or highway safety.

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 proposed plans and application form.

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:** Where the proposed post holes required to support the gate fall within the Root Protection Area (RPA) of the protected tree on the property, identified as T1 Oak under TPO/1591, the works shall be completed in the following sequence:

- Any excavations within the RPA shall be undertaken carefully using hand-held tools.
- If any roots are exposed during the works, they shall be immediately wrapped or covered to prevent desiccation and to protect them from rapid temperature changes. Any wrapping shall be removed prior to backfilling, which should take place as soon as possible.
- Prior to backfilling, any retained roots shall be surrounded with topsoil or uncompacted sharp sand (builders' sand shall not be used because of its high salt content, which is toxic to tree roots), or another loose inert granular fill, before the soil or another suitable material is replaced. This material shall be free from contaminants and other foreign objects potentially injurious to tree roots.
- The post holes shall be lined with a non-permeable material or sheath (e.g. a plastic membrane) to protect the soil and any adjacent roots from the potentially toxic effects of uncured concrete.

Reason: To ensure that the tree subject to Tree Preservation Order No. 1591 is appropriately protected throughout the works, in accordance with Policy 33 of the HDNPF, which seeks the successful retention of important trees on development sites.

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/25/0882

(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
Roof plan	Existing	674/02	28.05.2025
Elevation plan	Existing	674/03	28.05.2025
Location plan		674/16	28.05.2025
Block plan		674/15 REV B	28.05.2025
Floor plan	Existing	674/01	28.05.2025
Elevation & Floor plan	Proposed garage	674/08 REV B	28.05.2025

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 16/10/2025

Authorising Officer sign/initial Guy Everest Date: 17.10.2025