Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0536
Little Wantley , Fryern Road, Storrington, West Sussex, RH20 4BJ

DESCRIPTION:

Change of use of land for the mooring of houseboat to be used as holiday let with associated engineering works to enlarge pond and building operations to extend jetty and construct canopy structures (Retrospective)

RELEVANT PLANNING HISTORY:

DC/21/0348	Partial change of use of existing Dwelling to a Holiday Let (Class C3) with associated parking, timber fencing and cycle storage.	Application Permitted on 09.06.2021
DC/22/1443	Change of use of land for the mooring of houseboat to be used as holiday let with associated engineering works to enlarge pond and building operations to extend jetty and construct canopy structures	Application Refused on 06.01.2023
DC/23/1899	Erection of a detached single storey storage building and associated decking (Retrospective)	Application Permitted on 11.12.2023
DC/23/1998	Application to confirm the continuous use of the land as residential garden associated with the dwelling known as Little Wantley for a period in excess of 10 years, and the substantial completion of 1no. shed for purposes incidental to the enjoyment of the dwelling known as Little Wantley for a period in excess of 4 years (Lawful Development Certificate - Existing)	Application Permitted on 28.12.2023

SITE AND SURROUNDS

The application site is located to the east of Fryern Road, outside of the designated built-up area. The site is located to the east of an existing residential dwelling and 1-bed holiday-let. The application site shares access with these properties, with a separate access track forking to the north-east, with a dedicated grave area providing parking to the holiday-let subject of this application.

A pond is located immediately to the south of the application site, with the development moored on this. Woodland surrounds the pond to the north, east and south, with the residential curtilage of Little Wantley positioned immediately to the west.

The wider surroundings are characterised by sporadic residential development, with the built-up area of Storrington located approximately 0.4km to the north.

DETAILED DESCRIPTION

The application seeks full planning permission for provision of a single holiday-let unit through the stationing of a houseboat moored in an enlarged lake and attached to an enlarged jetty. The development also relates to operational development, comprising 2no. metal framed canopy structures and decking.

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 7 - Strategic Policy: Economic Growth
Policy 10 - Rural Economic Development
Policy 11 - Tourism and Cultural Facilities
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 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 2.9 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

Storrington, Sullington and Washington Neighbourhood Plan:
Policy 1 – A Spatial Plan for the Parishes
Policy 8 – Countryside Protection
Policy 9 – Green Gap
Policy 10 – Tourist Accommodation
Policy 14 - Design

Parish Design Statement:
Storrington Parish Design Statement

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:

INTERNAL CONSULTATIONS

HDC Economic Development: No Objection
The accommodation offer contributes towards attracting more tourism within the District. In turn, this will be a step towards increasing visitor spend within our local area.

HDC Environmental Health: No Comment

OUTSIDE AGENCIES

WSCC Highways: Comment

The site is located on Fryern Road, a C-classified road subject to national speed limit in this location. The existing access point on Fryern Road serves the holiday let, and no alterations are proposed to this arrangement. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on to Fryern Road.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the existing access has been operating unsafely during this time, or that the proposals would exacerbate an existing safety concern.

From inspection of the plans, the site exhibits suitable space for an appropriate amount of vehicular parking for visitors, with space for turning. No details of cycle parking provision have been provided – the LHA would request that cycle parking provision be provided, to promote sustainable transport methods.

In summary, the LHA does not consider that this 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 115), and that there are no transport grounds to resist the proposal.

Lead Local Flood Authority: No Comment

Natural England (Standing Advice): Objection

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.

Natural England: No Objection

Concur with the conclusion of the Authority's HRA Appropriate Assessment insofar that adverse effects on the integrity of the Arun Valley Designated Sites can be ruled out.

Parish Comments:

No Objection

Representations:

None received

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:

Policy 11 of the Horsham District Planning Framework (HDPF) states that measures which promote tourism and enhance local cultural facilities, including recreation based rural diversification, will be encouraged. Any development should be of a scale and type appropriate to the location, and should increase the range, or improve the quality of accommodation, attraction and experiences, for tourists, day visitors, business visitors, and residents in the District. Support will particularly be given to proposals which: reinforce the local distinctiveness and improve existing facilities; focus major tourism and cultural facilities in Horsham town centre; seek to ensure that facilities are available within the towns and villages in the district and are in keeping with their relationship with the urban area and countryside around them; develop the opportunities associated with rural diversification and rural development initiatives, particularly when they assist farm diversification projects, benefit the local economy, or enable the retention of buildings contributing to the character of the countryside; and do not result in the loss of a cultural resource.

Policy 10 of the HDPF states that sustainable rural economic development and enterprise within the District will be encouraged in order to generate local employment opportunities and economic, social and environmental benefits for local communities. In the countryside, development which maintains the quality and character of the area, whilst sustaining its varied and productive social and economic activity will be supported in principle. Any development should be appropriate to the countryside location and must: contribute to the diverse and sustainable farming enterprises within the District, or in the case of other countryside based enterprises and activities, contribute to the wider rural economy and/or promote recreation in, and the enjoyment of, the countryside; and either be contained wherever possible within suitably located buildings which are appropriate for conversion or, in the case of an established rural industrial estate, within the existing boundaries; or result in substantial environmental improvement and reduce the impact on the countryside particularly if there are exceptional cases where new or replacement buildings are involved.

Furthermore, Policy 26 of the HDPF states that outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location, and in addition meet one of the following criteria: support the needs of agriculture or forestry; enable the extraction of minerals of the disposal of waste; provide for quiet informal recreational use; or enable the sustainable development of rural areas. In addition, proposals must be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located.

Policy 1 of the Storrington, Sullington and Washington Neighbourhood Plan states that proposals outside of the defined built-up area boundaries and outside the definition, will be required to conform to Development Plan policies in respect of the management of development in the countryside. Policy 9 of the Neighbourhood Plan states that development between Storrington and West Chiltington will be resisted in line with Policy 27 of the HDPF, which seeks to prevent the coalescence of rural settlements.

Policy 10 of the Storrington, Sullington and Washington Neighbourhood Plan states that proposals for the development of or change of use to, a C1 bed and breakfast, hotels, or hostel use will be supported provided the scheme: if located in the South Downs National Park has regard to conserving its landscape and scenic beauty; provides for sufficient off-street car parking spaces; does not detract from the amenities of adjoining residential properties.

Paragraph 88 of the NPPF states that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; the development and diversification of agricultural and other land-based rural businesses; sustainable rural tourism and leisure development which respect the character of the countryside; and the retention and development of accessible local services and community facilities. Paragraph 84 continues that planning decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable. The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

The Horsham District Hotel & Visitor Accommodation Study (2016) highlights a wide range of hotel and visitor accommodation development opportunities in the rural parts of the District, with the provision of holiday let accommodation at the site likely falling under the classification of "high quality holiday cottages" or "small holiday lodge/eco lodge complexes/parks, with lodges for ownership and/or rental, if acceptable in planning terms". While there is a District-wide requirement for additional tourism and visitor accommodation, the Study makes it clear that this requirement is much more specific than the simple provision of additional lettings. Small holiday lodges, such as the holiday units proposed, must still be considered acceptable in planning terms. The Study also highlights the requirement for holiday lets in or near to the South Downs National Park, however, the application site is some considerable distance from the National Park, so weight cannot be apportioned in this respect.

The application relates to the provision of a single holiday-let unit through the stationing of a houseboat moored in an enlarged lake and attached to an enlarged jetty. The application represents new build development, rather than being the conversion of existing buildings. The Planning Statement outlines that the holiday-let will be managed by the Applicant, who lives in the dwelling known as Little Wantley, and would be operated in conjunction with another established holiday-let premises on the site (approved under planning reference DC/21/0348. It is outlined that the development represents an expansion/diversification of the established rural business (which currently operates a single holiday-let within a converted section of the existing residential dwelling).

Earlier applications for holiday-let accommodation have been considered at the site under references DC/21/0348 and DC/22/1443. The earlier application related to the partial change of use of the existing dwelling to a 1-bed holiday let, is a material consideration of significant weight. In considering this application, it was acknowledged that the proposal related to the change of use of an existing building to provide short-term holiday accommodation. While recognised that the site is located within the countryside, it was acknowledged that the site is situated 70 metres to the north of Dyke Cottage bus stop which would provide tourists using the accommodation a mode of public transportation to visit the surrounding villages on the Worthing to Midhurst bus route. The site is also located approximately 1.4km from the centre of Storrington High Street and public footpaths are located 150 metres to the north and 350 metres to the south which provide links to the wider area. The footpath to the north of the site provides access to the South Downs National Park which is located 0.9 kilometres to the north-west of the application site. On this basis, the site was considered to be in a relatively sustainable location, with some access to public transportation and cycle facilities which would enable visitors to enjoy direct access to the South Downs National Park and explore the surrounding area within Horsham District. It was acknowledged that there is no public footpath along Fryern Lane and that some holiday visitors would rely on the use of a private car to access the site, however alternative public transportation and sustainable options are available for visitors using the holiday accommodation. Given the modest scale of the 1-bedroom holiday accommodation unit, it was not considered that the development would have a significant increase in the overall level of activity in the countryside. In policy terms, it was considered that the principle of the development could be supported, where the conversion of a small part of the existing dwelling would provide for quiet informal recreational use and enable a low-key form of sustainable development in the rural area.

Application reference DC/22/1443 related to the current development, where planning permission was sought for the mooring of the houseboat and its use for holiday-let purposes. The application was refused on the grounds that the development, when considered cumulatively with other development on the site, would result in a material intensification of activity within the countryside which would detract from the informal character and ambience of the countryside location.

The current application seeks to provide an additional holiday-let unit on the wider site, which would be operated as part of the established business. In contrast to the previously approved application, the current proposal relates to new build development in the form of a purpose bought houseboat, which is moored on the lake and jetty which have been extended to accommodate it.

While recognised that the principle of holiday-let accommodation has been established on the site previously, the site is located within the countryside, where development is more greatly protected. Specifically, Policy 26 of the HDPF states that the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to the countryside location and meet one of a defined criteria. In addition, proposals must be of a scale appropriate to the countryside character and location, and should not lead either individually or cumulatively to a significant increase in the overall level of activity in the countryside.

The development has introduced an additional short-term holiday-let to the site, resulting in a total of 3no. dwellinghouses on the site (albeit that two would be limited by condition to short-term occupation) along with an annexe and additional guest accommodation.

While recognised that the development would represent a modest 1-bed short term unit, the proposal has the potential to increase activity within the countryside, particularly when considered cumulatively alongside the existing dwelling, established holiday-let, and annexe/guest accommodation. It is recognised that holiday-let accommodation has been previously permitted on the site, however this related to the partial conversion of an existing building. In contrast, the current proposal relates to a new entity on the site which has been purpose developed, with associated engineering operations to facilitate such use. The proposal would increase the number of vehicle movements and general activity on the site, which would result in a cumulative intensification that would detract from the informal character and ambience of the countryside location. Furthermore, there are concerns that the cumulative number of resulting holiday-let units, when considered alongside the ancillary accommodation, would compete with and alter the ambience and character of the residential property. Specifically, there are several annexes/guest accommodation and holiday-let accommodation on the site, which when considered cumulatively, is considered to result in a change of character to the residential site and a level and intensification of activity that would detract from the informal character and ambience of the countryside location. Any benefits arising from the proposal are not considered to overcome the harm identified, and it is not considered that conditions could be imposed to address this principle matter.

Although the proposal has the potential to result in social and economic benefits, providing small scale tourist accommodation within the District, these benefits are not considered to outweigh the harm as identified, and the proposals are therefore considered to be contrary to the policies as set out above.

Design and Appearance:

Policy 25 of the HDPF states that the natural environment and landscape character of the District, including landscape, landform and development pattern, together with protected landscapes, will be protected against inappropriate development. Proposals should protect, conserve and enhance the landscape character, taking into account areas identified as being of landscape importance. In addition, policies 32 and 33 of the HDPF promote development that is of a high quality design, which is based upon a clear understanding of the local, physical, social, economic, environmental, and policy context. Development will be expected to provide an attractive, functional, and accessible environment that complements locally distinctive characters and heritage of the District. Development should contribute to a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit. Development should ensure that the scale, massing and appearance of the development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site.

The development relates to a change of use for the siting of a houseboat, along with operation development comprising the installation of a jetty and pergola structure, and engineering operations to

enlarge the lake to the north (around the houseboat). This has also encompassed additional landscaping including gravel walkway and parking area.

The development is considered to be of modest scale which sits comfortably within the context of the wider surroundings. While recognised that the development has formalised the countryside setting, particularly with regard to the gravel areas and jetty, the development is set back from the street and nestled within existing landscaping. The development is not therefore considered to be particularly prominent nor dominant in this regard. It is also recognised that the houseboat and structures erected are temporary in nature and could be removed when no longer required.

On the balance of these considerations, the development is considered to sit comfortably within the immediate surroundings and wider landscape, with the modest scale not considered to detract from the character of the locality. The development is therefore considered to accord with Policies 25, 32, and 33 of the Horsham District Planning Framework (2015).

Amenity Impacts:

Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contributes a sense of place both in the buildings and spaces themselves. Policy 33 continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.

The development would be set away from the nearest residential properties located to the west. While recognised that the proposal could result in some increase in activity, particularly with regard to the outside areas, it is considered that the proposal is modest in scale and would not therefore result in significant material harm to justify a reason for refusal on noise and disturbance grounds.

The development is not considered to result in overlooking or loss of privacy, with the distance and relationship with the nearest residential properties considered acceptable. The proposal is therefore considered to accord with Policies 32 and 33 of the Horsham District Planning Framework (2015).

Highways Impacts:

Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.

The development seeks to utilise an existing access, with a parking area provided and including 1no. EV charging point.

Following consultation with WSCC Highways, it is considered that the small scale nature of the proposal, and the existing uses of the wider site, would not amount to a material intensification in use of the access onto Fryern Road. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. As such, there is no evidence to suggest that the existing access is operating unsafely or that the proposed change of use would exacerbate an existing safety concern.

The proposal would provide sufficient parking to meet the needs of users, with the proposed access arrangements considered suitable, As such, the proposal is considered to accord with Policies 40 and 41 of the Horsham District Planning Framework (2015).

Ecology:

Policy 31 of the HDPF states that development will be supported where it demonstrates that it maintains or enhances the existing network of green infrastructure. Development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate.

Circular 06/2005 identifies that the presence of protected species is a material consideration when considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. Therefore, it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed application, is established before planning permission is granted. Information on biodiversity impacts and opportunities should inform all stages of development, and an ecological survey is usually necessary where the type and location of development are such that the impact on biodiversity may be significant and existing information is lacking or inadequate.

The application site is located within the countryside, within proximity of sporadic woodland, open countryside, and a pond (situated immediately to the south). The development has directly impacted the pond and the surrounding bank.

The previous application under planning reference DC/22/1443 was refused on the grounds that the development directly impacted the pond and surrounding bank and no ecology information had been submitted.

No ecology information has been submitted as part of the current application to demonstrate that the proposed development would have no adverse impact on protected species and its habitat, and to establish how the development will contribute to measurable Biodiversity Net Gain. The proposal is therefore considered to be contrary to Policy 31 of the Horsham District Planning Framework (2015) and Paragraphs 174 and 180 of the NPPF.

Water Neutrality:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

The Applicant has submitted a Water Neutrality Statement by Folkes Architects dated 13.08.2024. The Water Neutrality Statement outlines that the holiday-let would result in a water demand of 86.2 litres per person per day, which based upon the average occupancy of 1.32 for a 1-bed dwelling, would amount to 113.8 litres per day. The application site also benefits from a hot tub, where it is outlined that the capacity of the hot tub is 1050 litres. It is stated that the cleaning regime is dependent upon the length of stay, with the average guest stay being 2 days. It is therefore indicated that the hot tub creates a demand of 525 litres per day. The Water Neutrality Statement outlines that the proposed development creates a total water demand of 638.8 litres per day.

The Water Neutrality Statement outlines that the water demand would be addressed through retrofitting the existing dwelling known as Little Wantley, as well as the existing annexes/holiday-let accommodation. This would involve the installation of water efficiencies including aerated taps and dual flush toilets. It is also proposed to alter the maintenance schedule of the domestic hot tubs (3 total) to include chemical treatment and the emptying/refill of these hot tubs every 6-12 months (rather than the current 7-10 days schedule). The hot tub serving the existing holiday-let accommodation would also be reduced in size (from 1050 litre capacity to 700 litre capacity). The proposed mitigation measures would reduce the water demand of the existing site by 657.1 litres per day.

The Water Neutrality Statement includes a metred water bill which evidences that the property as a whole uses an average of 2287 litres per day. This is slightly greater than the baseline as evidenced by the Part G Calculator provided, which total 2262.3 litres per day. On this basis, it is considered that the existing baseline of the property (which comprises the main dwelling, 2no. annexes and holiday-let unit) is acceptable.

The proposed water reduction measures would be sufficient to address the demands of the proposed development. The development is therefore considered to be water neutral.

Biodiversity Net Gain (BNG):

Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). This requires that development must achieve at least 10% BNG on all habitats within the development site.

The application pre-dates the requirements of BNG and is therefore not required to demonstrate 10% Biodiversity Net Gain.

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 Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change.

Should the proposed development be approved, the following measures to build resilience to climate change and reduce carbon emissions would be secured by condition:

- Requirement to provide full fibre broadband site connectivity
- Dedicated refuse and recycling storage capacity
- Cycle parking facilities
- Electric vehicle charging points

Subject to these conditions, the application will suitably reduce the impact of the development on climate change in accordance with local and national policy.

Conclusions:

The development has introduced an additional short-term holiday-let to the site, resulting in a total of 3no. dwellinghouses on the site (albeit that two would be limited by condition to short-term occupation). While recognised that the development would represent a modest 1-bed short term unit, the proposal has the potential to increase activity within the countryside, particularly when considered cumulatively alongside the existing dwelling and established holiday-let. Although the proposal has the potential to result in social and economic benefits, providing small scale tourist accommodation within the District, these benefits are not considered to outweigh the harm as identified.

In addition, insufficient information has been provided to demonstrate that the proposed development would have no adverse impact on protected species and its habitat, and to establish how the development will contribute to measurable Biodiversity Net Gain, contrary to Policy 31 of the Horsham District Planning Framework (2015) and Paragraphs 180 and 186 of the NPPF.

Recommendation: Application Refused

Reason(s) for Refusal:

1 The development when considered cumulatively with other development on the site, would result in a material intensification of activity within the countryside, which would detract from the informal character and ambience of the countryside location, contrary to Policy 26 of the Horsham District Planning Framework (2015).

2 Insufficient information has been provided to demonstrate that the proposed development would have no adverse impact on protected species and its habitat, and to establish how the development will contribute to measurable Biodiversity Net Gain, contrary to Policy 31 of the Horsham District Planning Framework (2015) and Paragraphs 180 and 186 of the NPPF.

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/24/0536
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan	Location Plan	1.01	05.04.2024
Site plan	Site Plan	1.02	05.04.2024
Elevation & Floor plan	Plan and Elevations for Retrospective Planning Cruiser (Planning Issue Only)	2.01	05.04.2024

DELEGATED

Case Officer sign/initial Tamara Dale Date: 12.09.2024

Authorising Officer sign/initial Guy Everest Date: 12.09.2024