



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1966

53 Brook Road, Horsham, West Sussex, RH12 5FS

DESCRIPTION:

Erection of a single storey detached residential annexe.

RELEVANT PLANNING HISTORY:

No relevant planning history

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 41 - Parking

North Horsham Neighbourhood Plan

North Horsham Parish Council voluntarily withdrew their parish from the Neighbourhood Development Plan process on 30 July 2018.

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

Policy 46: Ancillary Accommodation

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 Team: Comments

The submitted Arboricultural Method Statements are acceptable, conditions to ensure that the foundations are built / installed in this manner must be imposed.

Parish Comments:

North Horsham Parish Council: Objection

Overdevelopment, Inappropriate design, and concerns relating to tree removal.

Representations:

1 representation has been received, neither objecting or supporting the application for the following reasons: -

- Important to retain the trees and hedges that will screen the annexe
- The proposed annexe should not be seen from Jackdaw Lane, so not to affect the existing green aspect of this street scene.

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:

53 Brook Road is a detached two storey dwelling located within the Built-Up Area Boundary of Horsham. The site is not within a Conservation Area and there are no statutory or locally listed buildings in the locality.

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.

This application seeks planning consent for the erection of a single storey detached residential annexe, which is to be located to the south of the host dwelling. The proposed annexe will measure 3 metres in width, 7 metres in depth and have an overall height of 3 metres. The materials will consist of a mix of composite vertical oak effect cladding and cement particle boards, aluminium framed windows and doors with a EPDM rubber roof. Internally, the annexe will provide a bathroom, bedroom and living/kitchenette area, which is to provide accommodation for an elderly family member.

The objections raised by the Parish Council are noted, however, outbuildings/annexes of this size and constructed using these materials are common and expected within the built-up area and established residential areas, such as this. The annexe will be located within a secluded area of the property's large curtilage and as such, will be screened by the host dwelling, ensuring there is no impact on the street scene of Brook Road. Mature hedging and trees are located adjacent to the property's southern boundary, outside of the curtilage, and this vegetation will provide substantial screening from Jackdaw Lane. Whilst these trees are not protected by means of Tree Preservation Orders, suitable Arboricultural Method Statements have been provided to confirm a No Dig Solution will be employed, protecting the roots of these mature trees.

The annexe will be comfortably accommodated within the property's curtilage, whilst retaining a large rear and front garden, therefore ensuring the site will not be overdevelopment. The proposal would be

a clearly subservient addition and 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 considered that the siting and layout of the proposed annexe, to the south of the host dwelling and in a secluded area of the garden, and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Water Neutrality

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

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 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:** The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 53 Brook Road as a dwelling and shall not be used as a separate unit of residential accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 33 of the Horsham District Planning Framework (2015).

- 5 **Regulatory Condition:** All works shall be executed in full accordance with the submitted Arboricultural Method Statements, including the following: Root Protection Area Method Statement (Received 17/02/2026), Screw Pile Method Statement (Received 17/02/2026) and the Estimated Ground Screw Layout Plan (Sheet 12, Received 17/02/2026)

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 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/25/1966

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan	Location Plan	NONE	28.11.2025
Block plan	Block Plan	NONE	28.11.2025
Elevation & Floor plan	Customer Floor Plan and Elevations	01	08.12.2025

Supporting Docs	Root Protection Area Method Statement	NONE	17.02.2026
Supporting Docs	Screw Pile Method Statement	NONE	17.02.2026
Plans	Estimated Ground Screw Layout Plan	12	17.02.2026

DELEGATED

Case Officer sign/initial Sam Nye Date: 19/02/2026

Authorising Officer sign/initial RHERMITAGE Date: 20.02.2026