



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0363

Sweepers, Saucelands Lane, Shipley, West Sussex, RH13 8PS

DESCRIPTION:

Variation of Condition 1 of previously approved application DC/25/1417 (Demolition of existing dwelling and erection of a double storey dwelling) to amend height of dwelling, fenestration and rainwater good changes and alterations to landscaping.

RELEVANT PLANNING HISTORY:

DC/22/2188	Erection of a single storey front infill extension, roof extensions and fenestration and door changes. Installation of 5no rooflights to front and rear.	Application 14.02.2023	Permitted	on
DC/22/0973	Demolition of existing garage and erection of a detached single storey garage. Erection of a single storey infill extension, alterations to extensions to roof and alterations to windows. Installation of a new window to the dining room and relocation of an existing window at the entrance.	Application 31.08.2022	Permitted	on
DC/25/1417	Demolition of existing dwelling and erection of a double storey dwelling.	Application 18.12.2025	Permitted	on

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (HDPF 2015):

Policy 1 - Strategic Policy: Sustainable Development
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 34 - Cultural and Heritage Assets
Policy 37 - Sustainable Construction
Policy 40 - Sustainable Transport
Policy 41 - Parking

Shipley Neighbourhood Plan (2019-2031):

Policy Ship HD3: High quality design

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

Strategic Policy 1: Sustainable Development
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 17: Green Infrastructure and Biodiversity

Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside
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:

INTERNAL CONSULTATIONS

HDC Conservation: Comment
[Summary]

Content the revisions are now acceptable.

Representations:

None received.

Parish Comments:

Support.

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

The application seeks a minor material amendment to the existing planning permission (ref: DC/25/1417), through a variation of the approved plans list (Condition 1), to accommodate a series of amendments to the approved design. The application form states that works have not yet been started. The proposed amendments include, amending the height of the dwelling, fenestration and rainwater good changes and alterations to landscaping: -

- Ridge height and FFL increased by 150mm – mitigation strategy as per civil engineer's flood risk assessment
- Rearrangement and resizing of Velux windows on west elevation
- Removal of glazing bars in all windows
- All timber cladding to ground floor replaced with white render
- French doors to south elevation replaced with bi-fold door
- Alterations to landscaping associated with raised ridge height and FFL

- Proposed aluminium downpipes and guttering replaced with Cast Iron Effect UPVC guttering and downpipes

The proposal would increase the ridge height and FFL by 150mm above the recorded floor level to allow for climate change, in line with the recommendations of the Flood Risk Assessment. This is considered to represent a modest increase which would not harmfully alter the relationship with surrounding properties and land. The rearrangement and resizing of Velux windows and removal of glazing bars in all windows are also considered acceptable amendments which would retain the general character of the building. The replacement with bi-fold doors and guttering and downpipes are also not considered to detract from the visual appearance of the dwelling and would be in line with the description of the original planning permission. It is considered that these amendments would retain the general character of the building, resulting in a building with no larger footprint, but a slightly raised ridge height to accommodate for flood risk.

Regarding the timber cladding to the ground floor being replaced with white render, it is considered that a number of walls to the ground floor on the approved permission were white render. The proposed amendment would make some of the walls white render, retaining 2 of the timber clad walls. It is not considered that the proposed changes would have a detrimental impact on the character and appearance of the development. There are also a number of white render buildings in the surrounding area and so this development would be of a similar appearance to these.

It is considered that the amendments are in keeping with the original design approach of the approved development and would maintain the general character and visual amenity of the locality. The proposal would not adversely impact on the setting of the neighbouring listed building, the significance of which would be preserved.

The proposed amendments would not raise any new implications in respect of neighbouring amenity, with the relationship between the amendments to the dwelling and neighbours not resulting in unacceptable harm.

Conclusions:

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 must be commenced by 18.12.2028.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Pre-Commencement Condition:** Any works which will impact the breeding / resting place of bats, shall not in in any circumstances commence unless the local planning authority has been provided with either:
 - a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
 - b) evidence of site registration supplied by an individual registered to use a Bat Mitigation Class Licence; or
 - c) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To conserve protected species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998.

- 4 **Pre-Commencement Condition:** Before any work begins on site, the person(s) responsible for supervising the demolition works and the person(s) responsible for undertaking a photographic record and historic survey must meet the conservation officer of the Local Planning Authority, on site or as otherwise agreed, to confirm that all the conditions attached to the permission are understood and can be fully complied with.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 5 **Pre-Commencement Condition:** No demolition shall commence until a method statement fully describing the stages of demolition has been submitted to and approved in writing by the Local Planning Authority. The approved steps must thereafter be undertaken in full to allow for the photographic recording of the building and a written report describing its construction phases.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 6 **Pre-Commencement (Slab Level) Condition:** No new-build development above ground floor slab level shall take place until specifications of external materials and surface finishes have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 7 **Pre-Commencement (Slab Level) Condition:** No new-build development above ground floor slab level shall take place until a Biodiversity Enhancement Layout for the biodiversity enhancements listed in the Preliminary Ecological Appraisal (Lizard Landscape Design and Ecology, July 2025) has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Layout shall include the following:

- a) detailed designs or product descriptions for biodiversity enhancements; and
- b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details prior to first occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

- 8 **Regulatory Condition:** A full photographic record and historic survey will be taken of the historic building before and during demolition. This shall be undertaken by a competent person and submitted to and approved in writing by the Local Planning Authority.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 9 **Regulatory Condition:** The new roof junctions at ridge, hips, valleys, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges, bonnet hip and valley tiles and hogs back or half round ridge tiles.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 10 **Regulatory Condition:** The new windows fitted in the building hereby permitted shall have casements flush fitted with their frames if manufactured in timber or plastic.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 11 **Regulatory Condition:** The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 12 **Regulatory Condition:** All new and replacement rainwater goods shall be cast iron or cast aluminium or cast effect plastic.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 13 **Regulatory Condition:** The dwelling hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of the dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 14 **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Bat Emergence Survey Report Rev 01 (Lizard Landscape Design and Ecology, September 2025) and Preliminary Ecological Appraisal (Lizard Landscape

Design and Ecology, July 2025), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

- 15 **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 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/26/0363

(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
Supporting Statement	Planning	NONE	01.04.2026
Site plan	Proposed	3.04 REV B	27.02.2026
Elevation plan	Proposed	3.05 REV B	29.05.2026
Elevation plan	Proposed	3.06 REV B	29.05.2026
Supporting Docs	Flood Risk Assessment	NONE	27.02.2026
Supporting Statement	Bat Emergence Survey Report by Lizard Landscape Design and Ecology dated 04.09.2025	LLD3546-ECO-REP-002-00-BES Revision 01	08.09.2025
Supporting Statement	Preliminary Ecological Appraisal by Lizard Landscape Design and Ecology dated 30.07.2025	LLD3546-ECO-REP-001-00-PEA Revision 00	04.09.2025
Location & Block plan	Existing Site Plan	3.02	04.09.2025
Elevation plan	Existing Elevations	3.03	04.09.2025

