



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1068

Four Firs, Kilnbrook Farm, Lordings Road Access Road, Adversane, West Sussex, RH14 9JG

DESCRIPTION:

Erection of a 3-bay garage with first floor storage.

RELEVANT PLANNING HISTORY:

DC/12/0919	Demolition of existing house and construction of replacement 3-bed dwelling	Application 12.07.2012	Refused	on
BL/90/99	Certificate of lawful use for non-compliance with agricultural occupancy condition on bl/66/64 Site: Kilnbrook Farm Adversane Billingshurst	Application 22.02.2000	Permitted	on
BL/66/64	Proposed new bungalow. (From old Planning History)	Application 28.08.1964	Permitted	on

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

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 40 - Sustainable Transport
Policy 41 - Parking

Billingshurst Parish Neighbourhood Plan 2019 – 2031:

BILL 2: Housing Design and Character

Billingshurst Design Statement

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 21: Heritage Assets and Managing Change within the Historic Environment
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:

HDC Arboriculture: Advice

Southern Water: No objection

Parish Comments:

Billingshurst Parish Council: At the Planning and Environment Committee meeting of 4 August 2026, the committee resolved to a NEUTRAL response to this application, in that they saw no cause for objection to the plans as submitted

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:

Character and Appearance

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that ancillary accommodation and garaging must demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site, with new outbuildings sited to have regard to the dwelling they serve and be grouped with the house. The policy also states that the use of ancillary accommodation as a separate dwelling will not be supported.

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 relate sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

The application site consists of a detached bungalow and associated ancillary outbuildings set within a spacious plot in a rural location. Access to the site is via a private access track, which connects to an existing unnamed rural lane via Lordings Road. The application site is accessed via a pair of timber five-bar gates, and a driveway leads westwards passing by an existing garage outbuilding and to the dwelling further west. The surrounding area is open countryside interspersed by detached dwellings and agricultural uses.

It is set out that the existing garage outbuilding collapsed following recent roof repair works which is of asbestos construction. Planning permission is sought for a replacement garage building on the same footprint and same concrete base, for the same purpose (for the housing of the Applicant's cars), whilst also providing storage space within the roof void. The triple bay garage to be a width of 10 metres, depth of 7 metres, and to have a dual pitched roof hipped at the sides, ridge height 7.045 metres, eaves height 3.3 metres, and roof pitch of 45 degrees. Two small dormer windows (dual-pitched roof) to feature on the front (south) roof slope. Three pairs of timber garage doors to the front of the garage.

The concrete base is to be extended to the east by 1 metre (by 4.6 metres) to support an external timber staircase to the side (east) elevation providing access into the roof space through glazed doorway. Two small windows are proposed to the side (west) elevation. Proposed materials are to consist of wood panelling above a low brick plinth. The dormer windows are also to be wood clad in the same materials.

The proposal for a replacement garage building with storage space above would not be unusual or unexpected in the setting and would be comfortably accommodated within this spacious site. Given the existing context of the site, while the proposal would introduce a relatively large outbuilding, the site is sufficiently spacious to accommodate the proposal and the proposal 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.

Arboriculture

The application incorrectly states that there are no trees within falling distance of the proposed development. The remaining trees are a group of three (1 dead) mature Scots pine, adjacent to the W flank of the existing build footprint. The trees are not indigenous and are not readily visible from the PROW to the North and East. In the view of the HDC Arboriculture Officer, the two remaining live mature Scots pines that are in relatively close proximity to the area of proposed development do not have significant public visual amenity value and are not considered to be a constraint on the development as they do not form part of the wider rural local landscape worthy of conservation.

HDC Arboriculture advises that if the tree owners wish to ensure that the two live trees remain in reasonable health, that they consider ensuring that the soft ground rooting area of the trees beyond the extent of the existing foundation line is protected from compaction and other potentially detrimental development activity associated with the whole development process. An advisory as such is added below.

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 extension 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.

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 and finishes of the development hereby permitted shall strictly accord on the submitted plans and application form.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4 **Regulatory Condition:** The garage building hereby permitted shall be used solely for purposes ancillary to the occupation and enjoyment of the dwelling Four Firs, Kilnbrook Farm, and shall not be used as an independent separate unit of accommodation or for any commercial purpose(s).

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26, 32 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/26/1068

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan		TQRQM26194132 507585	15.07.2026
Floor plan	Proposed section and ground	DB/001	06.07.2026
Elevation plan	Proposed	DB/002	06.07.2026

DELEGATED

Case Officer sign/initial

Steve Astles

Date: 15.09.2026

Authorising Officer sign/initial

RHERMITAGE

Date: 22.09.2026