Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0516
1 The Moat, Pulborough, RH20 2DJ

DESCRIPTION:
Replacement outbuilding to be used as games room. (Retrospective).

RELEVANT PLANNING HISTORY:

DC/19/1454	Erection of a two storey side extension and single storey front extension	Application Refused on 09.10.2019
DC/21/0848	Retrospective application for the erection of garden outbuilding for use as an office.	Application Permitted on 25.06.2021

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles

Neighbourhood Plan:
Pulborough Parish have produced a neighbourhood plan which have been subject to successful Examination but which could not proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations. To unlock the Neighbourhood Plan, further work was commissioned to address the issue of water neutrality, with a Decision Statement now issued recommending the plan proceed to Referendum, details of which are not yet available. The following policies are of relevance to the current proposal: -

Policy 1 – A Spatial Plan for the Parish
Policy 15 – Design

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
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 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:

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.

Parish Comments:
At the meeting of Pulborough PC held on 22nd April 2025, Members voted to support the application with the proviso that the replacement outbuilding shall be used solely for purposes ancillary to the occupation and enjoyment of 1 The Moat, Pulborough and shall not be used as a separate unit of accommodation or for business use.

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:
Planning permission is sought for a replacement single-storey outbuilding for a games room located in the rear garden of the dwelling located at 1 The Moat. The host dwelling is a semi-detached property located at the corner plot of The Moat and Moat Lane, with the Pulborough BUAB and a distance of 60 metres northeast of the Pulborough conservation area.

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.

While the outbuilding would be sited relatively close to the southern boundary the scale and design of the outbuilding would be clearly subservient in form and function to the principal dwelling, with the presence of a structure within the incidental curtilage not unexpected in this location. The outbuilding would not appear intrusive or unduly dominant, with the visual impact considered acceptable and in accordance 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 outbuilding and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. The use of the outbuilding for incidental purposes would not be expected to result in significant potential for harmful levels of noise or disturbance. It is noted that no neighbouring representations of concern have been received.

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

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/25/0516
(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
Elevation & Floor plan	Pre-existing	19-112.2 03	08.04.2025
Photos		NONE	08.04.2025
Location & Block plan		19-112.2-Loc	28.03.2025
Floor plan	Roof	19-112.2 01	28.03.2025
Elevation plan		19-112.2 02	28.03.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 27.05.2025

Authorising Officer sign/initial Guy Everest Date: 03.06.2025