Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0620
Swains Cottage, Tismans Common, Rudgwick, West Sussex, RH12 3BJ

DESCRIPTION:
Variation of condition 1 of previously approved application reference DC/24/1806 (Erection of an oak-framed carport, landscaping alterations including extension of gravel driveway and addition of new vehicle access to the highway) for re-siting of carport, amendments to design and landscaping alterations.

RELEVANT PLANNING HISTORY:

| | | |
|---|---|---|
| DC/24/1806 | Erection of an oak-framed carport, landscaping alterations including extension of gravel driveway and addition of new vehicle access to the highway. (Householder Application). | Application Permitted on 10.02.2025 |

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 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 41 - Parking

**Rudgwick Neighbourhood Development Plan (For the period to 2031):**
Policy RNP7 - Architectural Style
Policy RNP9 - Street Scene
Policy RNP17 - Green Infrastructure & Trees

**Horsham District Local Plan (2023-40) (Regulation 19):**
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside

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 Conservation**: No Objection.

**West Sussex County Council**: No objection. 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 116), and that there are no transport grounds to resist the proposal.

Parish Comments:
No objection. However, RNP Policy 17 should be taken into account in the variation consideration with regard to the loss of the tree.

Representations:
1 letter of representation received raising no objection to the application

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

This application seeks a minor material amendment, through a variation of the approved plans list, to facilitate changes to the siting and design of the previously approved carport together with associated amendments to landscaping.

The amendments to the garage would alter the footprint, form and siting of the garage which would remain a clearly subservient addition to the site. The amendments, together with the revised hardstanding layout to facilitate the re-site garage, would not interfere with an understanding or appreciation of the special interest of the Listed Building, with the design remaining reflective of a rural building.

The amendment would result in the loss of a small tree to facilitate the relocated garage building. This tree, which is not subject of any formal protection, is of modest proportions and due to its siting is considered to be of limited amenity value. There is no objection to the loss of this tree which would not lead to any adverse effects. Policy RNP17 states that development which involves the loss of existing trees should incorporate proposals for their replacement to an identical environmental value either within the site itself or elsewhere within the immediate locality. While this is noted it is considered that the limited amenity value associated with the tree together with the absence of any protection, which would prevent its removal, is such that replacement planting is not necessary in order for the proposed development to be acceptable. As with the existing planning permission, no trees of significant landscape merit/contribution to the Low Weald Landscape character will be detrimentally affected.

The amendments do not raise any concerns in respect of the impact on neighbouring amenity or highways, and no other conflict with relevant policy has been identified.

**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 must be commenced by the 10.02.2028.

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.

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 roof junctions at ridge, hips, valleys, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, bonnet hip 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 33 and 34 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: All new and replacement rainwater goods shall be case iron or cast aluminium.

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 33 and 34 of the Horsham District Planning Framework (2015).

6 **Regulatory Condition**: The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of Swains Cottage, Tismans Common, Rudgwick as a dwelling and shall not be used as a separate unit of 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).

NOTE TO APPLICANT
*Vehicle Crossover – Minor Highway Works*
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/

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.

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**Plans list for: DC/25/0620**

Schedule of plans/documents **approved**:

| Plan Type | Description | Drawing Number | Received Date |
|---|---|---|---|
| Elevation plan | Proposed Carport Front | 221 REV C | 15.04.2025 |
| Site plan | Proposed | 101 REV E | 15.07.2025 |
| Floor plan | Proposed Carport | 210 REV C | 15.04.2025 |
| Elevation plan | Proposed Carport | 220 REV B | 15.04.2025 |
| Photos | Tree | NONE | 15.04.2025 |

**DELEGATED**

Case Officer sign/initial Marie Riggs Date: 05.06.2025

Authorising Officer sign/initial RHERMITAGE Date: 08.08.2025