

MME PLANNING SERVICES

Permission in Principle (PIP) application for the erection
of 3no single storey dwellings.

at

Butlers, Tower Hill, Horsham, West Sussex, RH13 0AQ

Planning Statement

Ref: P-004d

April 2026

Version 1



Figure 1: Site Location / Red Line Area

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1. Introduction

- 1.1 We are instructed to prepare and submit a Permission in Principle (PIP) application for the erection of 3no single storey dwellings within the garden area of Butlers, Tower Hill, Horsham, West Sussex, RH13 0AQ.
- 1.2 The application is submitted following the Council's decision to refuse an outline application under planning reference number DC/24/1086 in September 2024 and the subsequent dismissed appeal in relation to this application under appeal reference APP/Z3825/W/25/3360134 in August 2025.
- 1.3 Specifically, it is highlighted within the Inspector's appeal decision as set out above that, in light of the Council's housing shortfall, overall, the location of the site was considered acceptable for additional housing. In addition, the Inspector considered that the quantum of development was acceptable and there would not be any detrimental impact on the character and appearance of the area. The appeal decision and the considerations of the Inspector are considered to carry significant weight.

2. Site, Surroundings and Background

- 2.1 The site is located on the western side of Tower Hill, outside of any defined built-up area boundary. The site currently comprises part of the residential garden space / curtilage of Butlers, and therefore represents previously developed land, as per the NPPF definition. The site is located approximately 350m away from the built-up area boundary of Horsham Town, which is considered to be the main town in Horsham District. As such, the site is classed as a countryside location for planning and policy purposes, as defined by the Horsham District Planning Framework (2015) (HDPF). Horsham Town benefits from a large range of employment, services and facilities and leisure opportunities, strong social networks, with good rail and bus accessibility.
- 2.2 Although designated as a countryside location, the site is surrounded by residential development, with existing dwellings located to the north, south and east. As such, the site is not considered to be in an isolated rural location. In addition, there are bus stops located to the north of the site on Tower Hill approximately 230m away providing multiple services into Horsham Town.

- 2.3 Given the location of the site and its setting in relation to the built-up-area, and the public transport links located in close proximity, it is therefore considered that the site is in a sustainable location.

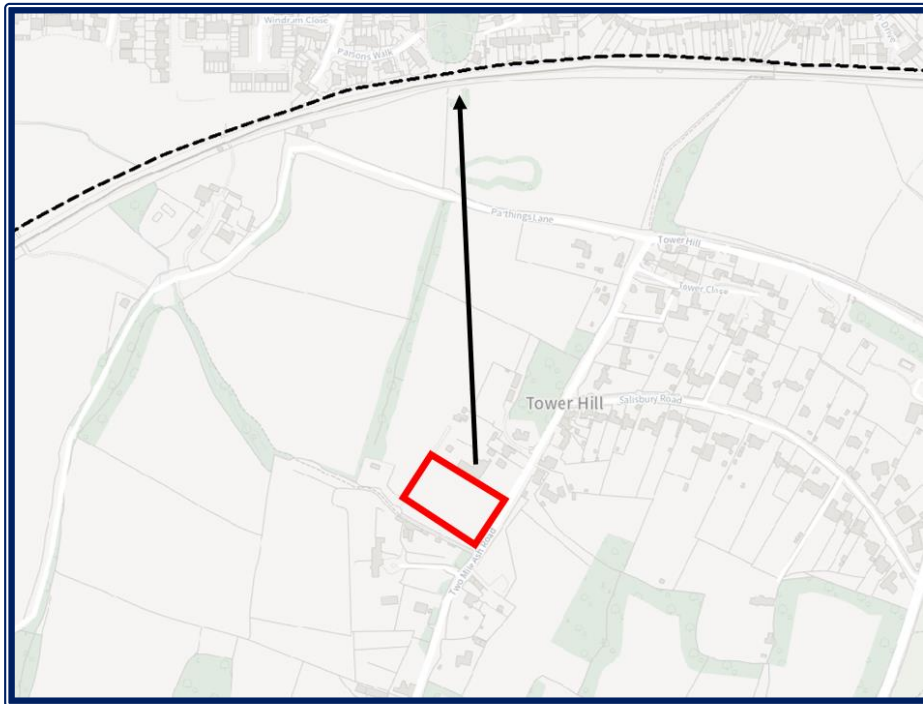


Figure 2: Plan showing relationship of the site with the Built-Up Area Boundary (dashed black line)



Figure 3: Aerial View showing relationship of the site with bus stop to the north-east in yellow circle

2.4 Neighbouring and surrounding residential dwellings are generally characterised by an eclectic mix of detached and semi-detached properties of both single and two storeys, all with differing plot sizes and positioning within their respective curtilages. It is also noted that there are examples of various back-land developments within Tower Hill. As detailed below within Figure 4, the surrounding area consists of a significant mixture of dwelling and plot sizes, with no defined character evident in this regard.

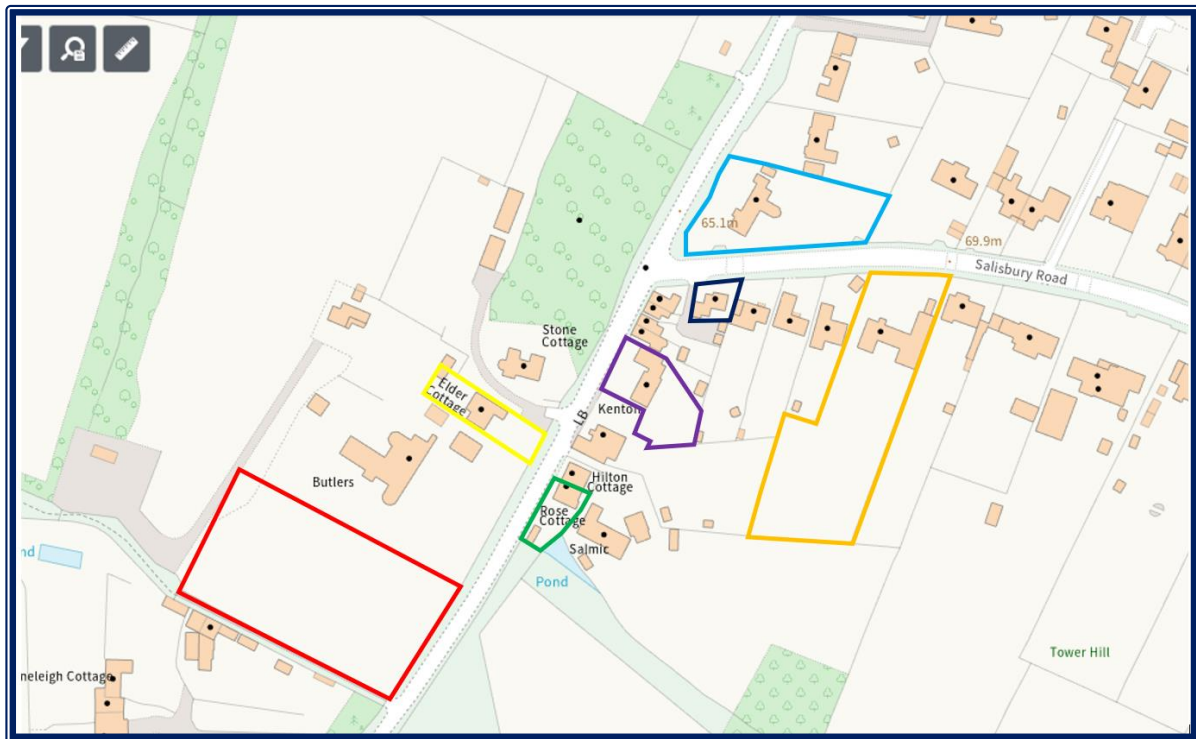


Figure 4: Map showing the application site in red and various other residential dwellings and plots of differing sizes in yellow, green, purple, orange, blue and navy.

2.5 The proposed red line area, as indicated on the submitted plans, extends to some 0.45ha. The site consists of maintained grass / lawn, a hard surfaced tennis court and various trees. The site is bound to the front and side by mature soft landscaping with trees, and is not visible from any public vantage points. A public right of way (PROW) runs to the south of the site from east to west. As detailed above, the site consists of part of the residential curtilage of Butlers. Residential curtilages and other land are quite clearly shown by the distinct colours on the Council's online interactive mapping system which shows the curtilages in a light beige colour, as shown in Figure 5 below.

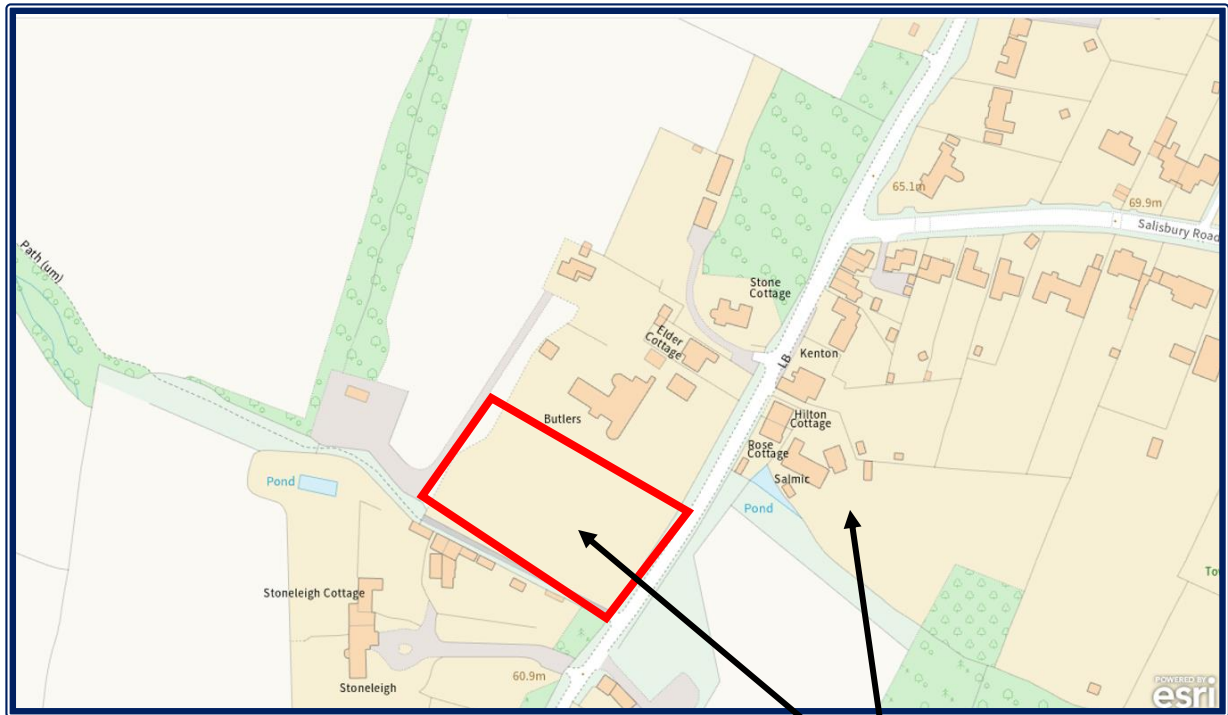


Figure 5: Map showing the application site in red and of the locality showing residential curtilages in light beige colour.

3. Planning History

- Replacement rear conservatory with oak framed conservatory. Alteration and making good of rear and side flat roofs. Two storey side extension to replace existing one and a half side extension.

Ref. No: DC/16/0447 | Status: Application Permitted, May 2016

- Application to confirm use of 'The Old Garage' as an ancillary residential annexe for a period of four continuous years previous (Lawful Development Certificate - Existing).

Ref. No: DC/21/0767 | Status: Application Permitted, March 2022

- Erection of an American style barn for the mixed use of stabling of private horses and agricultural storage of hay / plant and machinery and extension to hardstanding area

Ref. No: DC/21/1635 | Status: Application Refused, March 2022

- [Erection of a two-storey side extension. Removal of existing conservatory and erection of a single storey side and rear extension. Single storey side extension to pool, installation of rooflights to pool house, erection of front porch and associated works.](#)

Ref. No: DC/21/2283 | Status: Application Permitted, December 2021

- [Erection of 1no detached single storey dwelling in the alternative to previously approved DC/21/0767.](#)

Ref. No: DC/22/1843 | Status: Application Refused, February 2023

- [Demolition of Outbuildings. Erection of a barn for the mixed use of stabling of private horses and the storage of hay / plant and machinery, extension to hardstanding area and retention of access track. \(Part-Retrospective\)](#)

Ref. No: DC/23/1823 | Status: Application Permitted, April 2024

- [Reversion of existing annexe to garage and storage and erection of a replacement detached annexe building.](#)

Ref. No: DC/23/1924 | Status: Application Permitted, January 2024

- [Variation of Condition 1 of previously approved application DC/21/2283 \(Erection of a two-storey side extension. Removal of existing conservatory and erection of a single storey side and rear extension. Single storey side extension to pool, installation of rooflights to pool house, erection of front porch and associated works\) Relating to design.](#)

Ref. No: DC/24/0440 | Status: Application Permitted, May 2024

- [Outline application for the erection of 3No single storey dwellings with all matters reserved.](#)

Ref. No: DC/24/1086 | Status: Application Refused, September 2024

4. Proposals

- 4.1 As detailed above, PIP is sought for the erection of 3no dwellings. The proposals, while full and final specifications would be reserved for the technical details stage, would consist of modest single-storey dwellings, which are considered to be in keeping with the character of the area and limits the impact on the setting.
- 4.2 As evident from the submitted indicative plans and from consideration of the Inspector's appeal decision in relation to application DC/24/1086, the proposed use of the site for residential purposes is considered to be acceptable given the Council's housing land supply position, the existing residential use of the site, existing residential properties within the surrounding area and the public transport links in close proximity to the site. The location of the site is therefore considered to be appropriate for housing. The indicative site plans provided show how 3no dwellings would be comfortably accommodated on the site.



Figure 6: Indicative Site Plan

5. Planning Policy

National Planning Policy Framework (NPPF) (2024) and National Guidance

- 5.1 The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework for the preparation of local plans for housing and other development. The NPPF should be read as a whole.
- 5.2 Running throughout the NPPF is a presumption in favour of sustainable development. Sustainable development is achieved through three main objectives which are – economic, social and environmental.
- 5.3 Paragraph 11 of the NPPF states that for decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, planning permission should be granted unless the policies of the Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed, or, any adverse impact of doing so would 'significantly and demonstrably outweigh the benefits' when assessed against the policies of the NPPF when taken as a whole (NPPF paragraph 11 d).

Horsham District Planning Framework (HDPF) (2015)

- 5.4 Paragraph 34 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council has submitted its new local plan for examination, however at this stage, the emerging policies carry only limited weight in decision-making.
- 5.5 A Local Development Scheme (LDS) was published in February 2025 by the Council. The LDS sets out the production timetable for the New Local Plan anticipated to be adopted in April 2026. Notwithstanding the above, as the HDPF is now over 5 years old, the most important policies for determining this application are now considered to be 'out-of-date'. This position is further highlighted given that the Horsham District Local Plan examination hearing meetings scheduled for January 2025 were cancelled by the appointed Inspector, and in April 2025 advised that the Plan is withdrawn due to concerns about its legal compliance. Proceedings for the new Local Plan are due to re-open in April 2026, however the new local plan carries limited weight in decision-making at this stage.

5.6 The Council is currently unable to demonstrate a 5-year supply of deliverable housing sites. The presumption in favour of development within Paragraph 11(d) of the NPPF therefore applies in the consideration of all applications for housing development within the District, with Policies 2, 4, 15 and 26 now carrying limited weight in decision-making.

5.7 While considered to be out of date, the main HDPF policies relevant to this application are as follows:

- Policy 1 - Strategic Policy: Sustainable Development
- Policy 2 - Strategic Policy: Strategic Development
- Policy 3 - Strategic Policy: Development Hierarchy
- Policy 4 - Strategic Policy: Settlement Expansion
- Policy 15 - Strategic Policy: Housing Provision
- Policy 16 - Strategic Policy: Meeting Local Housing Needs
- Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
- Policy 26 - Strategic Policy: Countryside Protection
- Policy 31 - Green Infrastructure and Biodiversity
- Policy 32 - Strategic Policy: The Quality of New Development
- Policy 33 - Development Principles
- Policy 35 - Strategic Policy: Climate Change
- Policy 36 - Strategic Policy: Appropriate Energy Use
- Policy 37 - Sustainable Construction
- Policy 38 - Strategic Policy: Flooding
- Policy 40 - Sustainable Transport
- Policy 41 - Parking

Southwater Neighbourhood Plan (SNP) (2021)

5.8 Neighbourhood Plan policies relevant to this application are as follows:

- SNP1 – Core Principles
- SNP2 – Proposals for Residential Development
- SNP13 – Enhancing Our Non-Motorised Transport Network
- SNP16 – Design
- SNP17 – Site Levels
- SNP18 – A Treed Landscape

Planning Advice Note(s) (PAN)

5.9 Relevant PANs to this application are as follows:

- Shaping Development in Horsham District
- Biodiversity and Green Infrastructure

6. Planning Considerations

Location of Site

- 6.1 The HDPF spatial development strategy as contained within policies 2, 3 & 4, directs development to sites within built-up area boundaries, encourage the effective use of brownfield land, and aim to manage development around the edges of existing settlements in order to protect the rural character and landscape.
- 6.2 The site is located outside of the built-up area and is not allocated within Horsham's adopted development plan (comprising in this case the HDPF and the SNP), noting again that these are now out of date. As a result, residential development in this location would conflict with the requirements of Policies 2 and 4 (Settlement Expansion) of the HDPF. The site is also not in an isolated location; therefore the opportunities afforded by Paragraph 84 of the NPPF do not apply in this instance.
- 6.3 Notwithstanding the above, the Council is currently unable to demonstrate a 5-year housing land supply, with the latest Authority Monitoring Report (December 2025) detailing a supply of only 1.7 years. Therefore, the tilted balance contained in Paragraph 11(d) of the NPPF is engaged.
- 6.4 The situation with the new Horsham Local Plan is currently uncertain and as such, the weight given to the above policies and the new local plan is therefore limited to none at this stage. As will be detailed below, there are no material matters which would represent a reason to refuse this PIP application, particularly given the recent appeal decision in relation to the application site. In any event, any issues or harm that are identified would need to surmount a high hurdle to prevail in this balance.
- 6.5 In addition, the Council has failed its most recent Housing Delivery Test, with the December 2024 test results demonstrating that the Council has only delivered 62% of its housing target in the preceding three years. This itself also triggers the presumption in favour of sustainable development under Paragraph 11(d). This is irrespective of a Council's five-year housing land supply position.

- 6.6 It is noted that limited weight should be attached to the conflict with Policies 3, 4 and 26 in respect of development outside of built-up area boundaries given that the deficient housing supply position dictates that these boundaries are out of date. As such, the fact that a site may lie outside of the built-up area boundary does not, in and of itself, constitute a reason to refuse the application. This position is confirmed by the Inspector within the appeal decision in respect of application reference DC/24/1086.
- 6.7 In addition, the Inspector within the appeal decision in relation to application reference DC/24/1086 goes on to state at paragraph 29 that: “The proposal would provide three dwellings in the district and positively contribute to local housing needs. This would make an important contribution to meeting the housing requirement for the area as indicated by paragraph 73 of the Framework, particularly given that the Council concedes it is unable to demonstrate a five-year supply of deliverable housing sites, and the shortfall is substantial”.
- 6.8 Furthermore, the proposal would also be acceptable in principle as it represents development on previously developed land / brownfield land. The definition of previously developed land within the NPPF is as follows:
- “Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape”.*
- 6.9 Under this definition, residential garden land outside of built-up areas is previously developed land / brownfield land. The application site is therefore considered to be brownfield, where the HDPF guides development towards brownfield land, and as such it follows that the principle of development on the site is also considered acceptable in this regard. The use and more effective use of previously developed land attracts support in the NPPF, as well as in Policy 2 of the HDPF. This weighs in favour of the proposed development.

- 6.10 As set out above, the site is located within a short walking distance of a bus stop and is close to the built-up area of Horsham where future residents would have access to essential services and facilities. It is therefore considered that there are opportunities for future residents of the indicative proposals to utilise the facilities within surrounding areas by alternative methods of transport and would not be unduly reliant on private vehicles for day-to-day needs. In terms of its location, the site is therefore considered to be sustainable.
- 6.11 In addition, since the adoption of the HDPF and the SNP, and given the housing land supply position which the Council is currently in, the Council has issued a Shaping Development in Horsham District (2025) document, (previously the Facilitating Appropriate Development (FAD) Supplementary Planning Document (2022)). The document sets out the Council's aspirations and the weight that can be given to current and emerging policy within the context of current legislation, national policy, and guidance.
- 6.12 Section 5 of the Shaping Development in Horsham District document provides advice as to how the Council will continue to facilitate appropriate development. Specifically, Paragraph 5.12 states that:

The Council recognises that it is likely to receive applications outside of defined Built Up Area Boundaries (BUAB) and on unallocated sites as it is unable to demonstrate a five-year housing land supply. Given this position and the principles behind HDPF Policy 4, it will consider positively applications that meet all of the criteria below:

- *The site adjoins the existing settlement edge as defined by the BUAB;*

While it is acknowledged that the application does not directly adjoin a settlement edge, the site is considered to be in close proximity and would adhere to all of the below points.

- *The level of expansion is appropriate to the scale and function of the settlement the proposal relates to;*

The Southwater Housing Needs Assessment identifies considerable need for homes that are suitable for young families and for the elderly. The indicative proposal would be for the creation of 3no 2-bed dwellings, which would be ideal for small families or the elderly. The dwellings and plot sizes would be comparable to surrounding examples, given the mixture present, and would effectively represent infill development, given the existing development to the north and south. The level of expansion is therefore considered to be appropriate and would comply with the above criteria.

- *The proposal demonstrates that it meets local housing needs or will assist the retention and enhancement of community facilities and services;*

As detailed above, the proposed development would contribute towards identified housing needs within Southwater Parish. The proposals would represent windfall development and given that this criteria post-dates the Neighbourhood Plan, the proposal would deliver sustainable and appropriate housing. This position is confirmed by the Inspector within the appeal decision at paragraphs 11 and 12 in relation to planning reference DC/24/1086.

- *The impact of the development individually or cumulatively does not prejudice comprehensive long-term development;*

The proposal is for 3no dwellings of an appropriate scale, which would make a contribution to the Council's housing numbers. Given the scale and nature of the development and the surrounding context, with existing development located to the north, south and east, the proposal would not individually or cumulatively prejudice comprehensive long-term development, as it effectively represents windfall development.

- *The development is contained within an existing defensible boundary and the landscape character features are maintained and enhanced.*

The indicative plans show that proposed dwellings are comfortably contained within the wider garden area of Butlers which has clearly defined boundaries to all sides, and as confirmed within the Council's interactive maps. Much of the existing soft landscaping on site would be retained, with ample space available within the indicative plots for additional planting as well as ecological improvements where required.

- 6.13 The above criteria set out within paragraph 5.12 of the Shaping Development in Horsham District document effectively follows and repeats the requirements of Policy 4 of the HDPF. As such, overall, while again it is acknowledged that the site does not directly adjoin a BUAB, the proposal would comply with the relevant criteria within the Shaping Development in Horsham District document and the HDPF and would therefore represent appropriate residential development in this location.
- 6.14 In addition, it is noted that there are a number of recent decisions which have granted residential developments outside of the defined built-up areas elsewhere within the District where the context and scenarios were very similar. Examples include reference numbers DC/22/0495 and DC/22/2250 which each sought permission for 1 no dwelling, and were granted at appeal in August 2023 and March 2024 respectively, and DC/23/2278 which sought permission for 8 no dwellings and was granted by the Council's planning committee in April 2024.
- 6.15 The Inspector within the appeal decision in relation to application reference DC/22/0495 states "I have attached limited weight to the conflict with HDPF Policy 26 in respect of development outside of built-up area boundaries. The housing shortfall dictates that those boundaries are out of date. I consider that some weight can still be given to the strategy set out within HDPF Policy 2, in terms of the general locations of new development, but the fact that a site may lie outside of the built-up area boundary does not, in and of itself, constitute a reason to refuse planning permission".
- 6.16 A very recent appeal decision issued in October 2025 under planning reference DC/24/1486 (Appeal Reference APP/Z3825/W/25/3361339), granted permission for a new build dwelling approximately 2 miles away from the closest built-up area boundary. Within the appeal decision the Inspector states that:
- "27. The proposed dwelling would be in a location that is not considered suitable when assessed against the relevant HDPF and NP policies. The site lacks close proximity to a wide range of essential services and facilities. Although there are some opportunities for travel by means other than private car, reliance on car journeys is likely to be significant. In these respects, the proposal would conflict with key development plan policies."*

28. *Balanced against the harm are a number of benefits. The overall housing supply remains significantly deficient, and the provision of an additional dwelling would make a meaningful contribution to addressing this shortfall. The Framework recognises that small sites can make an important contribution to housing supply and are often built out quickly. There would also be modest economic benefits during construction and through local spending, as well as a small contribution to housing diversity. While the scale of these benefits is modest given that only one dwelling is proposed, in the context of current housing pressures, even a single additional home represents a valuable and positive contribution.*
29. *Taking all matters into account, the adverse impacts of granting permission would not significantly and demonstrably outweigh the benefits when assessed against the Framework as a whole. Consequently, the proposal benefits from the presumption in favour of sustainable development as defined in paragraph 11d of the Framework.”*

- 6.17 In addition to the above, attention is drawn to a recent appeal decision at Horsham Golf Club, Denne Park, Horsham, RH13 0AX, which allowed a development for 800 units under planning reference DC/23/1178 (Appeal Ref: APP/Z3825/W/24/3355546) in July 2025. The inspector for this appeal described the Council's current housing land supply position as “lamentable”.
- 6.18 As set out within paragraph 6.15 above, the inspector within the Horsham Golf Club appeal decision at paragraph 58 reaffirms this position, stating that the settlement boundaries in the HDPF are out of date, and that the use of Policy 26 to restrict housing development outside settlement boundaries is not consistent with the NPPF.
- 6.19 Furthermore, it is highlighted that the Horsham Golf Club site does not directly adjoin a defined or proposed Built Up Area Boundary, which is also the case with the application site which is the subject of this application. As such, this appeal decision clearly indicates that the housing supply position would outweigh non-compliance with the criteria set out within the Shaping Development in Horsham District guidance, and the fact the site does not adjoin the built-up area boundary should not in itself form the basis for refusal.

- 6.20 Other recent examples of permitted dwellings outside of a defined built-up area can be seen under planning reference DC/24/1887, which granted outline planning consent for 2no detached dwellings in December 2025; reference DC/25/1831, which granted outline planning consent for 1no dwelling in March 2026, and reference DC/25/0895, which granted full planning consent for 1no dwelling at appeal in March 2026 (Appeal Reference APP/Z3825/W/25/3375774).
- 6.21 While it is acknowledged that every application and site context should be considered on its own merits, taking into account the current situation of the Council in terms of its 5-year housing supply, the Inspector's view in relation to the location of the application site and the above examples, there is an expectation that a consistent approach is applied to decision-making.
- 6.22 It is highlighted that the above examples of permitted dwelling were located outside of settlement boundaries and in some cases, significant distances away from any defined built-up areas. The above examples clearly show, that notwithstanding the distances to the respective settlement boundaries, given the lack of 5-year housing supply, the tilted balance is engaged and the principle of residential development in this location is acceptable.
- 6.23 The housing supply position of the Council is clearly deficient. 3no additional dwellings would contribute towards the much-needed supply of dwellings. Small sites can often be built out relatively quickly. There would be economic benefits arising from construction and spend in the local economy. In the context of the current circumstances, the additional dwellings would be valuable. Recent decisions that have been made by the Council and the Inspectorate confirm small scale developments such as this make a valuable contribution to the Council's housing shortage.
- 6.24 In summary, given the lack of a 5-year housing supply, the location of the site close to a defined built-up-area boundary and public transport links, the view of the Inspector in this regard within a recent appeal decision in relation to the site, the surrounding residential context, the previously developed nature of the site, and relevant recent examples of housing developments permitted outside of settlement boundaries, the location of the site is therefore considered to be acceptable for housing. Any perceived harm within this setting is not considered to outweigh the provision of additional dwellings, given the deficient housing supply of the Council.

The type of land use proposed

- 6.25 As detailed above, the application proposes the use of the site for residential development. The site comprises part of the residential garden of an existing dwelling at Butlers. Given that the site is located outside of a defined built-up area, the site represents previously developed land. The site is not isolated, with existing residential development located to the north, south and east of the site.
- 6.26 The proposed use of the site for residential purposes is therefore acceptable, and given the context, the indicative proposals essentially represent infill residential development on a site which is already developed.
- 6.27 Policy 3 of the Horsham District Planning Framework (HDPF) states that development will be permitted within towns and villages which have defined built-up areas. Any infilling will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement, in accordance with the settlement hierarchy.
- 6.28 The direct surroundings of the site to the north, south and east, and the wider locality is characterised primarily by residential development. The site is well contained with extensive foliage to the boundaries, particularly fronting on to Tower Hill, where the proposed dwellings would be predominantly screened from public views.
- 6.29 Given the spatial context of the site and surroundings, it is considered that the provision of additional residential dwellings in this location would be an appropriate use of the site.
- 6.30 The application site lies in close proximity to a built-up area and public transport links, and there are existing residential properties surrounding the site, with the application seeking to develop an existing residential site for additional housing. Such development and use is considered to be commensurate with the character and uses within the immediate and wider vicinity, and would therefore represent an appropriate form of development.

The amount of development

- 6.31 Policy 25 of the HDPF seeks to protect the natural environment and landscape character of the District, including the landform, development pattern, together with protected landscapes and habitats. Development will be required to protect, conserve, and enhance landscape and townscape character, taking account of areas or features identified as being of landscape importance, individual settlement characteristics and settlement separation. In addition, development will be supported where it maintains and enhances the Green Infrastructure Network.
- 6.32 Policies 32 and 33 of the HDPF require development to be of a high standard of design and layout. Development proposals must be locally distinctive in character and respect the character of their surroundings. Where relevant, the scale, massing and appearance of development will be required to relate sympathetically with its built-surroundings, landscape, open spaces and to consider any impact on the skyline and important views.

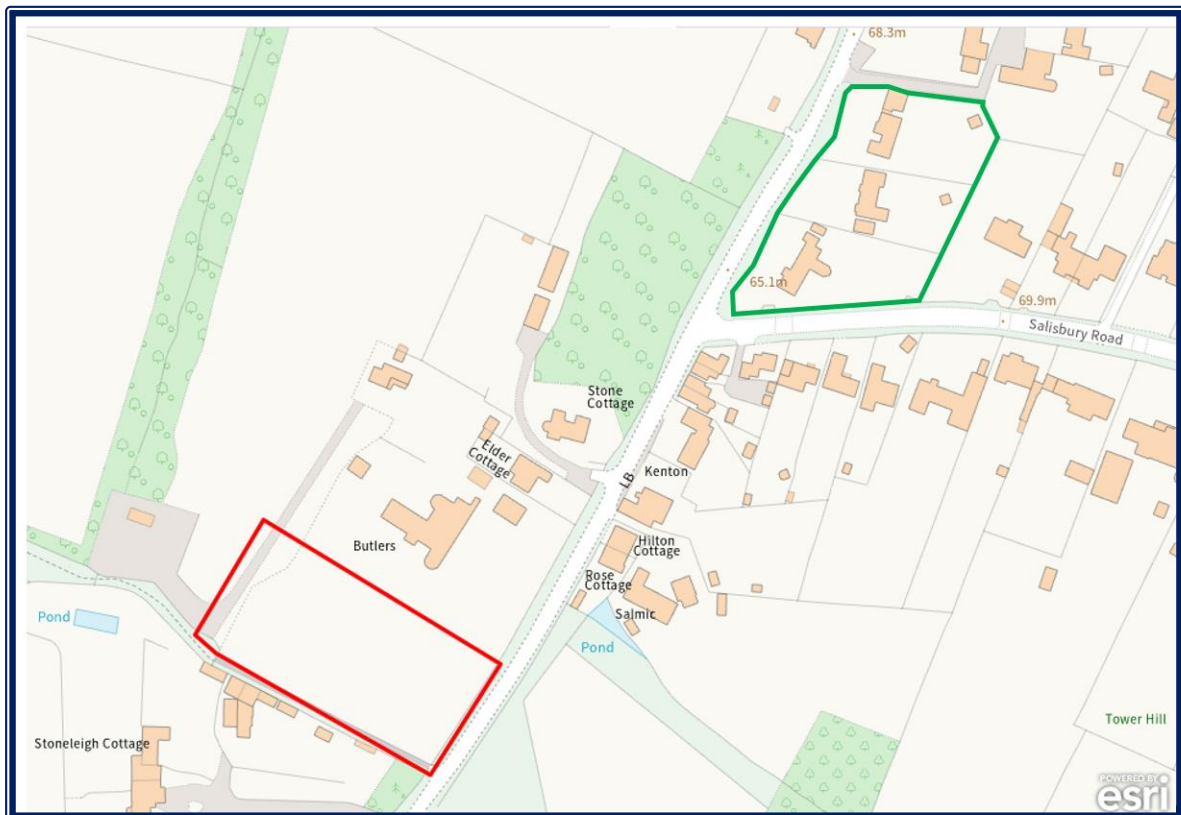


Figure 7: Comparable existing development of 3no dwellings to the north of the site along Tower Hill outlined in Green and application site outlined in Red

- 6.33 While submitted as a PIP, the proposals have been considered and developed taking into account the existing character and site areas within the immediate vicinity. The site area at 0.45ha is directly comparable to the cumulative site area of 3no dwellings located in close proximity to the north of the site along Tower Hill, which measures approximately 0.47ha, as detailed above at Figure 7.
- 6.34 Attention is drawn to Figure 4 where it is quite evident that there are dwellings within the immediate vicinity which sit within varying plot sizes. The indicative dwellings would be appropriately contained within the site boundaries, with appropriate spaces retained between each of the dwellings. This position is confirmed by the Inspector within the appeal decision in relation to application reference DC/24/1086. The Inspector considered the indicative proposals to be acceptable in this regard and stated that:
- “13. The appeal site is located on Two Mile Ash Road which is characterised by large, detached dwellings in spacious plots, modest detached properties within moderate plots and pairs of semi-detached cottages in smaller plots. Dwellings tend to be positioned behind established hedgerows or small gardens. This results in the road having a rural verdant character, which positively contributes to the character and appearance of the area.*
- 14. Given there are varied plot sizes along Two Mile Ash Road, and the proposed dwellings would have a commensurate plot size to others, the proposal would be in keeping with the existing pattern of development. In addition, the indicative plans illustrate that trees and vegetation could be retained to maintain the verdant rural appearance of the road.*
- 15. For the reasons above, the proposal would have an acceptable effect on the character and appearance of the area. The development is therefore compliant with Policies 25, 32 and 33 of the HDPF. Amongst other things these policies require high quality design and development to protect, conserve and enhance landscape and townscape character”.*
- 6.35 The indicative single storey design of the proposed dwellings would not be clearly visible or prominent when viewed from outside of the site or from public vantage points along Tower Hill, owing to the single storey design and given the existing soft landscaping making up the boundaries of the site, particularly to the east and south. Given that the site is contained and not visible from outside of the site, it is contended that the indicative proposals would not result in harm to the character of the area or appear out of keeping within this setting.

- 6.36 Indeed, it is highlighted that there are existing dwellings on the opposite side of Tower Hill to the site which are located adjacent to the highway and are clearly visible from the road. Other properties such as Butlers, and the indicative proposals would be set away from the road and would not appear prominently. This further highlights the mixture of development within the immediate vicinity, with no clear build pattern or historic character which would need to be adhered to or preserved.
- 6.37 The indicative plans clearly show that the quantum of development would be appropriate, with the proposed dwellings comfortably accommodated within the site area. The indicative plans also indicate that sufficient space would be available for an appropriate build pattern, vehicular access, and garden areas, and that existing landscape features such as trees and foliage to the boundaries would be retained.
- 6.38 It is considered that the application site could accommodate 3no dwellings comfortably, with the site capable of providing an appropriate layout and configuration. As detailed above and in line with the views of the Inspector within the appeal in relation to application reference DC/24/1086, it is considered that the indicative proposals would not harm the landscape character or visual amenities of the locality.
- 6.39 Notwithstanding the above, given the housing position of the Council, it is viewed that even if some harm is identified, the adverse impacts of granting permission would not significantly and demonstrably outweigh the benefits, when assessed against the Framework as a whole.
- 6.40 Overall, the indicative proposals would represent appropriate development within this setting and would be in accordance with Policies 25, 32 and 33 of the HDPF.

7. Summary and Conclusion

- 7.1 Overall, given the position of the Council with regard to its 5-year housing land supply, the location of the site in close proximity to the built-up area, public transport links and essential services and facilities, the uses within the immediate and wider vicinity, a recent view of an Inspector in relation to the location of the site and the character of the indicative proposals in relation to the surroundings, the previously developed and residential nature of the site, the appropriate quantum of development proposed and recent decisions relating to residential development outside of built-up areas, the proposal represents an appropriate form of development in this location.

- 7.2 It is considered that the application site could comfortably accommodate 3no dwellings. The indicative proposals would be acceptable in terms of design and impact on the setting, and would not appear prominently within this context given the residential nature of the surroundings, existing boundary treatments and screening, and spacing to neighbouring properties.
- 7.3 As set out above, the views of the Inspector within the previous appeal in relation to the site, under planning reference DC/24/1086, are considered to be of significant weight and must be taken into account in the determination of this application.
- 7.4 As such, while now considered to be out of date, the proposals would be in accordance with Policies 4, 25, 26, 31, 32 and 33 of the HDPF and therefore, the Local Planning Authority is respectfully asked to grant Permission in Principle accordingly.