Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1568
Merryhill Cottage, Storrington Road, Thakeham, Pulborough, West Sussex, RH20 3ED

DESCRIPTION:
Conversion of garage into habitable living space and erection of extension to connect garage to the main house. Erection of a single storey rear extension and alteration to fenestrations.

RELEVANT PLANNING HISTORY:
None identified.

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 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 40 - Sustainable Transport
Policy 41 - Parking

Thakeham Parish Neighbourhood Plan to 2031:
Policy 1 – A Spatial Plan for the Parish
Policy 6 – Design
Policy 9 – Development in the Countryside
Policy 10 – Green Infrastructure and Valued Landscapes

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 19: Development Principles
Strategic Policy 21: Heritage Assets and Managing Change within the Historic Environment
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:
None

Parish Comments:
Object. The proposal is a substantial extension which is an overdevelopment of the site, taking it up to the boundary which effects the street scene as it is not in keeping with the property next door.

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 45 (Replacement Dwellings and House Extensions in the Countryside) of the Horsham District Local Plan (2023-40) states that outside defined built-up areas, house extensions, replacement dwellings and outbuildings will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling.

Policy 19 (Development Principles) of the Horsham District Local Plan (2023-40) states that high-quality and inclusive design for all development in the District will be required based on a clear understanding of the local, physical, economic, environmental and policy context. In order to conserve and enhance the natural and built environment, and deliver beautiful and sustainable buildings and places, where relevant, development should be designed in accordance with the following principles.

Policy 28 of the HDPF (2015) relates to house extensions and outbuildings in the countryside, stating that extensions should not be disproportionate to the size of the existing dwelling, and should be in keeping with the scale and character of the existing dwelling. The policy also states that the cumulative impact of existing extensions will be taken into account. 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 (2015) 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.

Policy 6 (Design) of the Thakeham Parish Neighbourhood Plan (TNP) provides that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, should reflect any architectural or historic characteristics of particular merit in, and the scale of the surrounding buildings and in the wider area.

Merryhill Cottage is a detached single-storey one bedroom dwelling with an adjacent detached garage building accessed from the east side of Storrington Road in a rural location outside of any built-up area boundary. The dwelling and garage are largely timber clad, but feature brick-face elements to elevations, and beneath a dual pitched plain tiled roofing (hipped ended roof to the dwelling). Boundary treatment to the highway to the east consists of thick mature high vegetation / trees.

It is considered that the proposed extensions are of a design, form and scale which is not disproportionate but appropriate to the character and appearance of the existing dwelling. It is noted that an objection has been received raising concerns relating to overdevelopment, impact on the street scene and loss of separation. While these concerns are noted the existing separation is not considered of any particular importance, with the siting of existing built-form and boundary screening such that there would be no demonstrable wider visual impact. It is therefore considered that the visual impact of the proposal is acceptable and would accord 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.

The nearest neighbouring dwelling is Merryhill to the southwest, however the proposed single storey extension to the west elevation and part garage conversion and link to main house are considered to have a siting and layout and resulting relationship that would be sufficient to prevent any unacceptable harm to neighbouring amenity.

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 with those indicated on the application form and approved plans.

Reason: In the interests of visual amenity and in accordance with Policy 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/26/1568
(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
Floor plan	Proposed ground and roof	DE1358/04 REV P1	16.09.2026
Location & Block plan		DE1358/01 REV P1	16.09.2026
Floor plan	Existing ground and roof	DE1358/02 REV P1	16.09.2026
Elevation plan	Existing	DE1358/03 REV P1	16.09.2026
Elevation plan	Proposed	DE1358/05 REV P1	16.09.2026
Supporting Docs	Application Form	NONE	16.09.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 06.11.2026

Authorising Officer sign/initial Guy Everest Date: 11.11.2026