



**Horsham
District
Council**

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0657

Brookside Cottage , Church Lane, Plummers Plain, West Sussex, RH13 6LU

DESCRIPTION:

Erection of detached double garage with new highway access.

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 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 41 - Parking

Lower Beeding Neighbourhood Plan 2014-2031:

Policy 12 - Design

Horsham District Local Plan (2023-40) (Regulation 19):

Policy 19: Development Quality

Policy 20: Development Principles

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:

WSCC Highways: The Local Highway Authority does not consider that the 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.

Southern Water: The developer must agree with Southern Water, prior to commencement of the development, the measures to be undertaken to protect/divert the public water supply main.

HDC Arboricultural Officer: No significant Arboricultural concerns

Parish Comments:

No objection

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:

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.

Policy 12 of the NP states that proposals which are in keeping with the local vernacular traditions and materials will be supported.

The application seeks planning permission for the erection of detached double garage with a new highway access and associated hardstanding. The detached double garage would be located to the southern corner of the site and would be visible from the public realm and adjoining properties. It is considered that in the context of immediately adjoining development to the south and taking into account the scale and form of the garage, that the siting would not appear an intrusive or unduly addition to the site or wider locality. The overall scale and form of the proposed double garage would be subservient and sympathetic to the existing dwelling and would not have detrimental impact on the streetscene or the wider countryside location.

The creation of a new vehicular access in the existing frontage hedgerow would not appear visually harmful, with intermittent access already present along the length of Church Lane. The submitted plans indicate that the existing access would be removed with soft landscaping to match the existing frontage. This would be secured by condition and would ensure an appropriate frontage treatment in keeping with the rural lane.

The presence of a front hardstanding / manoeuvring space would not be considered to adversely impact upon the character of the site or surrounding area.

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.

It is considered that the nature of the neighbouring site together with the siting and scale of the proposed garage would be sufficient to prevent any unacceptable harm to neighbouring amenity, in accordance with the above policy.

Highways

Policy 40 of the HDPF requires development to provide safe and suitable access, with Policy 41 of the HDPF seeking to ensure adequate parking and facilities are provided.

The proposed access would provide slightly improved visibility splays in comparison to the existing arrangement. This would be of some benefit, and the new access would not be expected to cause a severe safety concern. The on-site layout provides sufficient parking and manoeuvring space, and while the gated access arrangement may result in stationary vehicles on the highway during access and egress this would be infrequent and not of a nature which would be expected to cause a nuisance to road users.

Overall, the Local Highway Authority does not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network. There are considered to be no reasons to take a different view, and there are no transport grounds to resist the proposal.

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

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 **Pre-Use Condition:** The new access hereby permitted shall not be used until such a time as the existing vehicular access onto Church Lane has been physically closed in accordance with plans and details which have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety and the visual amenities of the locality and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

- 4 **Pre-Use Condition:** The new access hereby permitted shall not be used until full details of a landscaping scheme for planting along the front boundary of the site has been submitted to and approved in writing by the Local Planning Authority. The details shall include plans and measures addressing the following: -
- (a) Details of all existing trees and planting to be removed and retained
 - (b) Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first use of the new access. Any proposed or retained planting which dies, is removed, or becomes seriously damaged or diseased within 5 years of completion of the development shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 5 **Regulatory Condition:** The materials to be used in the garage building hereby permitted shall strictly accord with those indicated on the application form received 23.04.2026

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).

NOTE TO APPLICANT

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

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossoversfor-driveways-licence/>

Online applications can be made at the link below, alternatively please call 01243 642105.

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossoversfor-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

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/26/0657

(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
Location & Site plan	Existing	BROWN/25/01A	23.04.2026
Site plan	Proposed and photo montage	BROWN/25/02A	23.04.2026
Floor plan	Proposed	BROWN/25/03A	23.04.2026
Elevation plan	Proposed	BROWN/25/04A	23.04.2026
Supporting Statement	Planning statement	BROWN/25/05A	23.04.2026
Site plan	Existing visibility splays	BROWN/25/06	23.04.2026
Site plan	Proposed visibility splays	BROWN/25/07	23.04.2026
Supporting Docs	Application Form	NONE	23.04.2026

DELEGATED

Case Officer sign/initial Marie Riggs Date: 05.06.2026

Authorising Officer sign/initial Guy Everest Date: 11.06.2026