



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0286

73 Daux Avenue, Billingshurst, West Sussex, RH14 9TD

DESCRIPTION:

Demolition of existing garage and erection of a detached dwelling.

RELEVANT PLANNING HISTORY:

PE/25/0091

Tree advice required prior to possible side extension

Advice given on
27/08/25

DESCRIPTION OF THE SITE

The application site comprises a detached two-storey dwelling located on the eastern side of Daux Avenue within the Built-Up Area Boundary (BUAB) of Billingshurst. The property forms part of a relatively modern residential development of 46 dwellings approved on appeal in 2013 (ref: DC/11/2385).

The host dwelling is a detached four-bedroom property with an attached single garage positioned to the eastern side of the plot. The plot is suburban in character, with a defined frontage, private rear garden, and surrounding residential properties of similar scale and appearance.

Of particular importance is the woodland belt to the east, located immediately beyond the application site boundary. This woodland is subject to Tree Preservation Order (TPO) 1423, designated as W1, and forms a continuous landscape feature of high amenity value. The trees are mature, of significant height and canopy spread, and contribute positively to the character of the area as well as providing ecological and visual buffering to the wider development.

DESCRIPTION OF THE APPLICATION

The application seeks full planning permission for:

- The demolition of the existing attached garage;
- The erection of a detached two-bedroom dwelling within the side/rear portion of the plot;
- The reconfiguration of parking, including relocation of parking spaces to the front/side of the existing dwelling and provision of two parking spaces for the proposed dwelling;
- Associated access and hardstanding works.

The proposed dwelling would be positioned toward the eastern side of the plot, in proximity to the protected woodland belt, and would present as a two-storey structure with residential curtilage and independent access arrangements.

RESTRICTIVE COVENANT – COUNCIL POSITION

The Local Planning Authority (LPA) is aware of the restrictive covenants contained within the TP1 Transfer Agreement, including clauses 17.1 and 17.2, which restrict alterations and additional built form without prior consent from the Transferor/Management Company.

However, it is a well-established principle that:

- Restrictive covenants are private legal matters, enforceable between relevant parties;
- The planning system operates independently of such private legal controls;
- The LPA cannot refuse planning permission solely on the basis of a breach (or potential breach) of a covenant.

Accordingly, while the concerns raised by the Management Company are noted, they are not material planning considerations and carry no determinative weight in the assessment of this application. Any breach would be a matter for private civil enforcement.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

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 24 - Strategic Policy: Environmental Protection

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets

Policy 35 - Strategic Policy: Climate Change

Policy 36 - Strategic Policy: Appropriate Energy Use

Policy 37 - Sustainable Construction

Policy 39 - Strategic Policy: Infrastructure Provision

Policy 40 - Sustainable Transport

Policy 41 - Parking Policy 42 - Strategic Policy: Inclusive Communities

Policy 43 - Community Facilities, Leisure and Recreation

Billingshurst Neighbourhood Plan (2021):

POLICY BILL 1: Billingshurst Built-Up Area Boundary

POLICY BILL 2: Housing Design and Character

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 1 year. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

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

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 11: Environmental Protection
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs

Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Billingshurst Design Statement:

Planning Advice Notes:

Shaping Development in Horsham District (SDPAN)
Biodiversity and Green Infrastructure

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:

INTERNAL CONSULTATIONS

HDC Arboricultural officer: Objection (12.03.26)

[Summary]

I note that the above application has not been supported by a Tree Survey or Arboricultural Impact Assessment, including appropriate tree protection measures, as was recommended in my response to PE/25/0091 – Tree advice required prior to a possible side extension. Copy attached.

The tree information provided with the application dates from when the site was originally developed in 2010. As such, this data is well out of date and cannot be relied upon to make an informed decision. Given the adjacent trees' protected status and the lack of up-to-date tree information in the application, a proper assessment of the impact on these protected trees cannot be carried out. Please request a Tree Survey and Arboricultural Impact Assessment, including appropriate tree protection measures, as well as a shade diagram, and then re-consult.

It would not be appropriate to secure this information by way of condition, as the impact on the adjacent trees needs to be considered at the application stage. Therefore, without the submission of the above documents at this stage, I would likely recommend refusal on the grounds of direct development impacts and post-development conflicts affecting protected trees of high landscape value and merit.

OUTSIDE AGENCIES

Archaeology Consultant: No Objection (11.03.26)

[Summary]

Although the site is within an Archaeological Notification Area DWS8539 Multi-Period Site to the East of Billingshurst, the proposed dwelling is not large and is partly within the existing footprint of a garage which will have disturbed any archaeological remains that may have been present and so I have no archaeological concerns.

Southern Water: No Objection (05.03.26)

[Summary]

No objection subject to conditions

WSCC Highways: No Objection (17.03.26)

[Summary]

This proposal is for the demolition of existing garage and erection of a detached dwelling. The site is located on private driveway off an unadopted section of Daux Avenue, this is privately maintained, as such these comments are for your advice only. Daux Avenue adjoins the public highway approximately 70 metres west of the site, this part of Daux Avenue is an unclassified road subject to a speed restriction of 30 mph.

The addition of a single dwelling is not anticipated to give rise to a significant material intensification of movements onto the maintained highway network. As part of the proposals a single bay garage and parking space will be lost, however these two parking spaces are to be relocated to the front of the existing dwelling. As the driveway is privately maintained, if any access works are needed to relocate the parking, then this will be subject to formal approval from the road's proprietor. The applicant proposes two car parking spaces for the proposed two bed dwelling.

The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least two car parking spaces. Therefore, the LHA is satisfied with the proposed level of parking provision for the proposed dwelling. From inspection of the plans, the proposed parking bays are suitably sized. On-site turning does not appear achievable, so cars may have to exit the site in reverse gear. However, this is not anticipated to give rise to an adverse highway safety impact, owing to good forward visibility in this location.

Neighbouring properties operate similar access arrangements with no known highway safety concerns. The garage would have provided cycle parking provision, if considered reasonable it would be beneficial if a replacement cycle parking provision could be provided. The details of secure, covered cycle provision could be secured via a suitably worded planning condition.

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

PUBLIC CONSULTATIONS:

Representations:

6 letters of Objection have been received from 6 addresses, objecting to the application on the following grounds:

- Restrictive covenant restricts new buildings on site
- Overdevelopment of the site
- Harmful to local wildlife
- Insufficient drainage
- Lack of visitor parking
- Damage to large trees
- Noise and disturbance
- Highway safety
- Construction vehicle access very limited due to the narrow access serving other dwellings.
- Loss of outlook from several neighbouring dwellings
- Potential damage to children's play area

0 letters for Support have been received.

Parish Comments:

Billingshurst Parish Council: Objection

At the Planning and Environment committee meeting of 3 March 2026, the committee resolved to an OBJECTION to this application due to fact that the committee felt that this plot of land was too small for the insertion of an additional dwelling and therefore a concern for overdevelopment. The plot was originally designed for two semi-detached dwellings however on a considerably smaller footprint and not as close to the tree root exclusion area, raising concern regarding the TPO of the trees.

Member Comments:

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

Principle of Development:

Policy 2 of the Horsham District Planning Framework (HDPF) sets out the main growth strategy, focusing development on the main settlements. The HDPF outlines that the proposed settlement hierarchy is the most sustainable approach to delivering housing; where new development is focused on the larger settlements of Horsham, Southwater and Billingshurst; and limited new development is directed elsewhere, and only where it accords with an adopted Neighbourhood Plan. Specifically, Policy 3 of the Horsham District Planning Framework seeks to retain the existing settlement pattern and ensure that development takes place in the most sustainable locations as possible.

The Horsham District Planning Framework (HDPF) sets out a spatial strategy which directs growth in the district in accordance with an identified settlement hierarchy, reflected in defined settlement boundaries. This is reflected by Policy 3 of the HDPF, which states that development will be permitted within towns and villages which have defined built-up areas, and that any infilling and redevelopment 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.

Paragraph 73 of the NPPF continues that "small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly. To promote the development of a good mix of sites local planning authorities should: support the development of windfall sites through their policies and decisions - giving great weight to the benefits of using suitable sites within existing settlements for homes..."

The site lies within the built-up area of Billingshurst, where the principle of residential infill development is acceptable, subject to compliance with relevant policies. The proposal would deliver an additional dwelling on previously developed land within a sustainable location close to services, facilities and public transport. In the context of the Council's current housing land supply position, the provision of an additional dwelling attracts moderate to significant weight

Design and Appearance:

Policies 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape and townscape character from inappropriate development. Proposals should take into account townscape characteristics, with development seeking to provide an attractive, functional and

accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

Paragraph 135 of the NPPF states that planning decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting; establish a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and create places that are safe, inclusive and accessible.

The proposed development would replace an existing subservient, single-storey attached garage with a detached two-storey dwelling, introducing a markedly different form, scale and spatial relationship within the plot. At present, the garage reads as a clearly ancillary structure, both in its limited height and its physical attachment to the host dwelling. It maintains a sense of openness to the eastern side of the plot, allowing for a transitional space between the built form and the adjacent protected woodland belt (TPO 1423, W1). This spacing contributes positively to the character of the area, reinforcing a soft edge to the development where the built form transitions into the treed boundary.

By contrast, the proposed dwelling would introduce a substantial two-storey built form into this currently open side area; Officers consider that it would appear as a visually competing structure rather than a subordinate addition and would fundamentally alter the established spatial hierarchy of the plot.

The resulting development would be read in the context of both the pattern of surrounding residential development, which generally exhibits more generous spacing between dwellings; and the adjacent woodland belt, which currently benefits from a degree of visual separation from built form.

The introduction of a detached dwelling in this location would significantly reduce the perceived spaciousness between the host dwelling and the tree belt. This erosion of openness would result in:

- A cramped and contrived appearance, uncharacteristic of the prevailing layout;
- A hardening of the site's eastern edge, diminishing the visual relationship between the built environment and the landscaped buffer;
- Increased visual prominence of built form when viewed within the street scene and from oblique public vantage points.

Furthermore, the juxtaposition of two dwellings within what was originally conceived as a single plot would create a discordant and incongruous form of development, failing to integrate successfully with the established grain of the estate.

Overall, the proposal would represent a clear overdevelopment of the site, resulting in harm to the character and appearance of the area. It would fail to respect the existing pattern of development, the role of spacing within the street scene, and the contribution of the adjacent woodland edge.

As such, the proposal is contrary to Policy 32 of the Horsham District Planning Framework (2015), which requires development to be of a high standard of design, respect the character and layout of the surrounding area, and integrate effectively with its context.

Residential Amenity:

Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contribute a sense of place both in the buildings and spaces themselves. Policy 33 continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.

The existing relationship is characterised by the presence of a single storey attached garage, which, by virtue of its limited height, depth and ancillary function, does not give rise to any material amenity concerns. It maintains a degree of openness to the eastern side of the dwelling and allows for an acceptable outlook from habitable rooms and private amenity space.

The proposal would replace this modest structure with a two-storey detached dwelling positioned in close proximity to the host property, fundamentally altering this relationship. The increased scale, height and massing of the proposed building, particularly its higher eaves and overall bulk, would introduce a dominant and overbearing form of development when viewed from the existing dwelling.

In particular, the proximity of the proposed dwelling to the rear and side elevations of No. 73 would result in a harmful sense of enclosure, significantly diminishing the openness currently experienced. Furthermore, given the orientation of the site and the siting of the proposed dwelling to the east of the host property, and the proximity of the mature protected trees, there is a clear potential for adverse impacts during parts of the day, particularly in the morning and early afternoon.

Taken together, the cumulative impact of the overbearing built form, loss of outlook, potential reduction in light, and increased disturbance would result in a level of harm that is considered unacceptable. The proposed development would result in a materially harmful impact on the residential amenity of the occupiers of the existing dwelling at No. 73, arising primarily from the scale, siting and relationship of the proposed dwelling within the plot. The proposal therefore fails to comply with Policy 33 (Development Principles) of the Horsham District Planning Framework (2015).

Impact on Trees

Policy 33 of the Horsham District Planning Framework (2015) requires development to respect landscape features and ensure that mature trees are protected wherever possible.

The application site lies immediately adjacent to a protected woodland belt (W1) covered by Tree Preservation Order (TPO) 1423, which forms a significant landscape feature and makes an important contribution to the character, appearance and environmental quality of the area. The trees are of high amenity value and are a defining feature along the eastern boundary of the wider development.

The proposed development seeks to introduce a new dwelling in close proximity to this woodland edge. While the submitted plans indicate the presence of Root Protection Areas (RPAs) and reference a 1 metre buffer, the application is not supported by a Tree Survey or Arboricultural Impact Assessment (AIA), nor does it include a method statement or tree protection plan prepared in accordance with BS 5837:2012.

The information relied upon by the applicant is understood to originate from surveys undertaken at the time of the original development of the site in approximately 2010. This data is now significantly out of date and cannot reasonably be relied upon to accurately reflect current tree conditions, canopy spreads, root extents or overall health. Given that trees are dynamic living structures, such historic information is insufficient to inform a robust assessment of the likely impacts arising from the proposed development.

The Council's Tree Officer has advised that, in the absence of a Tree Survey, Arboricultural Impact Assessment, tree protection measures and shading analysis, it is not possible to reach an informed view on the acceptability of the proposal. It is also advised that this information is fundamental to the assessment of the application and cannot be secured by way of condition.

Given the proximity of the proposed development to protected trees of high value, and the lack of necessary supporting information, the proposal fails to demonstrate that it would avoid direct or indirect harm to these important landscape features.

The proposal therefore fails to comply with Policy 33 (Development Principles) of the Horsham District Planning Framework (2015). The proposal is also contrary to the requirements of the National Planning Policy Framework, which seeks to protect and enhance the natural environment.

Archaeology:

The site lies within an Archaeological Notification Area (DWS8539). However, the scale of development is limited, and the footprint overlaps an existing garage, likely to have already disturbed ground. The County Archaeologist raises no objection, and no further mitigation is required.

Highways Impacts:

Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.

The application has been assessed by the Local Highway Authority (West Sussex County Council), which has raised no objection to the proposal in principle.

Daux Avenue connects to the adopted public highway approximately 70 metres to the west of the site and is subject to a 30mph speed limit. The proposal for a single additional dwelling is not considered to result in a material intensification of traffic movements, and as such would not give rise to a severe impact on the operation of the local highway network.

The development would result in the loss of the existing garage and associated parking provision serving the host dwelling. However, replacement parking spaces are proposed within the curtilage of the existing property, and the proposed two-bedroom dwelling would be served by two off-street parking spaces. This level of provision is consistent with the West Sussex County Council Car Parking Demand Calculator, and the Local Highway Authority is satisfied that the quantum of parking is appropriate.

The proposed parking spaces are of adequate dimensions and are considered capable of accommodating vehicles in a safe and usable manner. While the layout does not allow for on-site turning, meaning that vehicles may need to exit in reverse gear, this arrangement is not uncommon within the locality. Given the relatively low traffic flows and the presence of good forward visibility, this is not considered to result in a significant highway safety concern.

It is noted that the garage currently provides an element of covered cycle storage. The Local Highway Authority has advised that it would be beneficial for the development to incorporate secure and covered cycle parking provision, which could reasonably be secured by condition in the event that planning permission were to be granted.

Overall, the proposal is not considered to result in an unacceptable impact on highway safety or the operation of the highway network. It therefore accords with Policies 40 and 41 of the Horsham District Planning Framework (2015), and is consistent with the provisions of the National Planning Policy Framework (paragraph 116), which states that development should only be prevented or refused on highways grounds where there would be an unacceptable impact on highway safety, or where the residual cumulative impacts would be severe.

Water Neutrality:

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG) unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

The development qualifies as 'self-build or custom housing' under Regulation 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Planning Balance and Conclusions:

The proposed development would deliver one additional dwelling within the Built-Up Area Boundary of Billingshurst. This attracts moderate weight in favour of the proposal, particularly in the context of the Council's current shortfall in five-year housing land supply. The scheme would also make more efficient use of an existing residential plot and would contribute, albeit modestly, to housing delivery. These benefits are acknowledged and weigh positively in the planning balance.

However, in design terms, the introduction of a detached two-storey dwelling within this constrained plot would result in a cramped and contrived form of development, eroding the spaciousness that currently exists between the host dwelling and the adjacent protected woodland belt. This would represent an overdevelopment of the site, harmful to the character and appearance of the area, and contrary to Policy 32 of the Horsham District Planning Framework (2015) and the design objectives of the NPPF.

In terms of residential amenity, the proposal would result in a harmful sense of enclosure, overbearing impact, and likely loss of light and outlook to the occupiers of the existing dwelling. These impacts conflict with Policy 33(2) and (3) of the Horsham District Planning Framework, which seeks to ensure that development does not result in unacceptable harm to neighbouring amenity and achieves a high standard of layout and relationship to surrounding development.

In respect of trees, the proposal fails to provide sufficient and up-to-date arboricultural information to demonstrate that the development would not harm the adjacent protected woodland covered by TPO 1423. This is a fundamental omission, preventing a robust assessment of impacts and raising concerns regarding both construction-phase damage and long-term pressure on protected trees. The proposal therefore conflicts with Policy 33(6) of the Horsham District Planning Framework, which seeks the retention and protection of important landscape features.

While no objection is raised on highways or archaeological grounds, these neutral considerations do not outweigh the identified harms.

It is considered that the adverse impacts of the proposal would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF taken as a whole. The harm identified is not limited or technical in nature but instead goes to the fundamental acceptability of the development in terms of design, amenity and environmental protection. Accordingly, the proposal is contrary to the development plan when read as a whole, in particular Policies 32 and 33 of the Horsham District Planning Framework (2015) and the relevant provisions of the NPPF.

Recommendation: Application Refused

Reasons for Refusal:

- 1 The proposed development, by reason of the siting, scale and massing of the detached dwelling within a constrained plot, would result in a cramped and contrived form of development that fails to respect the established pattern, spacing and character of the surrounding area. The proposed development would significantly erode the sense of openness between built form and the adjacent protected woodland belt, resulting in a harmful urbanisation of this edge-of-development location. As such, the proposal would constitute an overdevelopment of the site, causing harm to the character and appearance of the area, contrary to Policies 25, 32, and 33 of the Horsham District Planning Framework (2015).
- 2 The proposed dwelling, by reason of its siting, height and proximity to the existing dwelling at No. 73, would result in a dominant and overbearing form of development, leading to a harmful sense of enclosure and an unacceptable impact on outlook. The proposal therefore fails to provide a satisfactory standard of amenity and is contrary to Policy 33 of the Horsham District Planning Framework (2015).
- 3 The application fails to provide adequate and up-to-date arboricultural information, including a Tree Survey, Arboricultural Impact Assessment, and Tree Protection Plan, to demonstrate that the proposed development would not result in harm to the adjacent woodland subject to Tree Preservation Order (TPO) 1423. In the absence of this essential information, the Local Planning Authority cannot be satisfied that the development would avoid direct or indirect harm to trees of high amenity value, or that appropriate protection measures could be implemented. The proposal is therefore contrary to Policy 33 of the Horsham District Planning Framework (2015) and the provisions of the National Planning Policy Framework (2024).

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/26/0286

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Site plan	Location and Site Plans	189.1/01	18.02.2026

