



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0797

35 Brambling Road, Horsham, West Sussex, RH13 6AX

DESCRIPTION:

Conversion of garage to habitable space.

RELEVANT PLANNING HISTORY:

DC/23/1287	Variation of condition 1, 2 and 3 of previously approved application reference DC/19/1945 (Reserved matters application for the part demolition of existing garage, erection of a two storey detached dwelling with associated works and access onto Brambling Road following approval of outline application DC/19/0046. Relating to layout, scale, appearance, access and landscaping) Relating to the approved plans.	Withdrawn	Application	on
		25.08.2023		
DC/23/1943	Part demolition of existing garage, erection of a two storey detached dwelling with associated works and access onto Brambling Road (Part-Retrospective)	Application	Permitted	on
		26.07.2024		
DISC/24/0223	Application for approval of details reserved by condition 2 to approved application DC/23/1943	Application	Permitted	on
		12.11.2024		
S106/25/0008	Discharge of Clause 2 of Schedule 5 of s106 Agreement for planning permission reference DC/23/1943 to confirm that the Offsetting Measures at the Offsetting Site have been implemented in full	Application	Permitted	on
		29.07.2025		

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 41 - Parking

Horsham Blueprint Business Neighbourhood Forum

Policy HB3: Character of Development

Policy HB4: Design of Development

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

Policy 19: Development Quality

Policy 20: Development Principles

Policy 25: Parking

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:

Natural England: Standing Advice:-

It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

WSCC Highways: No Objection

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Parish Comments:

Neither objected nor supported.

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.

The application site relates to a detached dwelling located within the built-up boundary area characterised by similar family dwellings set within defined plots. The property benefits from off-street parking and forms part of a well-established suburban development where alterations and extensions to dwellings are common.

The proposal seeks the conversion of the existing garage into habitable accommodation. Any external materials are proposed to match the existing dwelling, ensuring a cohesive appearance. As the proposal retains the existing form and proportions of the building, it would not result in any material change to the appearance of the dwelling or wider street scene. Accordingly, the proposal is considered acceptable in terms of design and would preserve the character and appearance of the host dwelling and surrounding area.

The proposal would be a clearly subservient addition and is considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling, and which would not harm the character or appearance of the wider 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.

The proposal comprises the conversion of an existing garage to habitable accommodation and does not involve any increase in the footprint, height or overall scale of the dwelling. No new overlooking opportunities would be created, and the level of activity associated with the use of the converted space would remain consistent with that expected from a residential dwelling.

It is considered that the siting and layout of the proposed garage conversion and the resulting relationship with neighbouring properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Impact on Parking

Policy 41 of the HDPF states that development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere, or the need for the development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

The Highway Authority raises no objection to the proposal. Whilst the development would result in the loss of the existing garage, it is noted that the garage does not meet modern parking standards and is therefore unlikely to function as a usable parking space. The existing driveway would be retained and continue to provide parking for two to three vehicles. As no changes are proposed to the access arrangements, and no material increase in traffic generation is anticipated, the proposal is considered acceptable in highway and parking terms.

The existing driveway is sufficient for 2 to 3 cars and therefore it is considered that the highways impact of the proposal is acceptable and would accord with the above policy.

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 193 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 **Regulatory Condition:** The materials and finishes of all new external walls, windows and roofs of the development hereby permitted shall match in type, colour and texture those of the existing building.

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/26/0797

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Block plan		PL/666/03	15.05.2026
Elevation & Floor plan	Existing	PL/666/01	15.05.2026
Location plan		PL/666/04	15.05.2026
Elevation & Floor plan	Proposed	PL/666/02	15.05.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 02/07/2026

Authorising Officer sign/initial RHERMITAGE Date: 06.07.2026