



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0395

Lower Perryland Farm, Basing Hill Access Road, Dial Post, West Sussex, RH13 8NT

DESCRIPTION:

Erection of single and two storey extensions and alterations to the existing property. Demolition of existing garage and workshop and erection of an attached carport.

RELEVANT PLANNING HISTORY:

DC/25/1439	Demolition of existing agricultural barns and erection of 3no. residential dwellings, with associated car ports, landscaping and parking.	Application Permitted on 31.03.2026
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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 40 - Sustainable Transport

Policy 41 - Parking

Shipley Parish Neighbourhood Plan 2019-2031

Policy HD3 – High Quality Design

Shipley Parish Design Statement

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

Policy 9: Water Neutrality

Policy 17: Green Infrastructure and Biodiversity

Policy 19: Development Quality

Policy 20: Development Principles

Policy 24: Sustainable Transport

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:

None received

Parish Comments:

Shipley Parish Council: Support.

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 28 of the HDPF 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.

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 HD3, High Quality Design, states all proposals for new development in are expected to respond positively to local design characteristics and features as set out in the Shipley Parish Design Guidance. New development should be of a size and scale which respects and, where possible, enhances the character of the area or locality, using materials typical of the area.

This application seeks planning consent for the following: -

- Erection of single extension
- Erection of two storey extension
- Demolition of the existing garage and workshop
- Erection of an attached carport
- Alterations to the existing property, including:
 - Removal of chimney breast
 - Rendering of walls
 - Roof alterations
 - Fenestration changes – Alterations/replacement doors/windows
 - Erection of a front porch

The proposals in their entirety would represent a substantial addition and this would be somewhat disproportionate to the existing host building. The dwelling is though sited in a relatively large curtilage, enclosed to north, east and western boundaries, and adjoined by substantial farm buildings with further isolated dwellings further afield. The wider visual impact of the proposals would be limited, and it is considered that in this context the proposed extensions would not appear excessive or result in a cramped or overdeveloped appearance to the building.

The extensions and alterations are 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. The submission does not indicate any alterations to existing landscaping along the site boundaries and no details of landscaping are considered necessary to make the development acceptable. The visual impact of the proposal is considered acceptable and in accordance 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.

Mature hedges and trees line the northern and eastern boundaries, with the closest residential property, Perrylands Place, being located approximately 100metres to the southeast. DC/25/1439 granted consent for demolition of the existing agricultural barns and the erection of 3 residential dwellings, which will be located approximately 52 metres to the south Lower Perrylands Farm.

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

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 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved plans and application form.

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).

Biodiversity Net Gain Condition

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

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/26/0395

(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 plan	Site Location Plan	P001 P1	05.03.2026
Site plan	Proposed Block Plan	P002 P1	04.03.2026
Site plan	Existing Block Plan	P013 P1	04.03.2026
Floor plan	Existing Ground Floor Plan	P003 P1	04.03.2026
Floor plan	Proposed Ground Floor Plan	P008 P1	04.03.2026
Floor plan	Existing First Floor Plan	P004 P1	04.03.2026
Floor plan	Proposed First Floor Plan	P009 P1	04.03.2026
Roof plan	Existing Roof Plan	P005 P1	04.03.2026
Roof plan	Proposed Roof Plan	P010 P1	04.03.2026
Elevation plan	Existing Elevations	P006 P1	04.03.2026
Elevation plan	Proposed Elevations	P011 P1	04.03.2026
Elevation plan	Existing Elevations - Garage / Workshop	P007 P1	04.03.2026
Elevation plan	Proposed Elevations - Car Port	P012 P1	04.03.2026
Supporting Docs	Application Form	NONE	04.03.2026

DELEGATED

Case Officer sign/initial Sam Nye Date: 28/04/2026

Authorising Officer sign/initial Guy Everest Date: 29.04.2026