



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0515

Bonwycks Place, Ifield Wood, Ifield, West Sussex, RH11 0LE

DESCRIPTION:

Installation of 23no. solar panels to the rear elevation roof of existing barn.

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 28 - Replacement Dwellings and House Extensions in the Countryside

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

Rusper Neighbourhood Plan (2020):

RUS3: Design

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

Policy 19: Development Quality

Policy 20: Development Principles

Policy 21: Heritage Assets and Managing Change within the Historic Environment

Policy 45: Replacement Dwellings and House Extensions in the Countryside

Historic England - Adapting Historic Buildings for Energy and Carbon Efficiency

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:

HDC Conservation Officer: No objection.

Parish Comments:

The Parish Council supports the application as a sustainable form of development that contributes to renewable energy generation, with limited visual or residential impact. It is considered an appropriate use of an existing rural building in line with climate change and sustainability objectives.

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:

Principle

Policy 36 of the HDPF relates to energy use and stipulates that schemes for renewable energy schemes will be permitted where these do not have a significant adverse effect on landscape and townscape character, biodiversity, heritage or cultural assets or amenity value. It is considered that the existing policy basis would provide a general presumption in favour of development comprising of photovoltaic panels. Policy 36 of the HDPF notably draws no distinction between the nature of energy generation; being either for agricultural, domestic, or commercial purposes.

The installation of solar panels will reduce reliance on the National Grid, reduce expenditure and would help reduce greenhouse gas emissions. The use of renewable energy resources is favoured within national and local planning policy, where it considers that increasing the amount of energy from renewable and low carbon technologies will help to secure a reliable energy supply, and also help reduce greenhouse gas emissions. It is therefore considered that the principle of the development is acceptable, subject to all other material considerations.

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 RUS3 of the NP– states that proposals for new development, including extensions to existing buildings, must be of the highest design standards, and will be required to reflect the character and scale of surrounding buildings.

The application site relates to an existing barn building associated with Bonwycks Place, located within a rural area at Ifield Wood. The site forms part of a wider grouping of buildings set within open countryside and agricultural land. The barn is situated outside any defined built-up area boundary.

The proposal seeks the installation of 23 solar panels on the rear roof slope of the existing barn. The panels would be arranged in a single array which would project only modestly above the existing roof

plane. The panels would be sited on the rear elevation, which is not particularly visible from publicly accessible viewpoints and would not impact on the setting of neighbouring heritage assets.

The solar panels are considered sympathetically sited and designed and would not adversely impact on the character or appearance of the host building or wider 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 siting and layout of the proposed solar panels and the resulting relationship with neighbouring 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 solar panels hereby permitted shall be installed and maintained in accordance with the approved details. In the event of the solar panels ceasing to be used, the panels shall be removed from the framework and the framework removed as soon as is reasonably practicable, and no later than six months after the cessation of the panels use.

Reason: To ensure that the installation does not result in unnecessary clutter or negatively impact the visual amenity of the building and the surrounding area, in accordance with policies 32 and 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/26/0515

(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		SC / 25 / 613 - 002	25.03.2026
Block plan		SC / 25 / 613 - 002	25.03.2026
Elevation plan	EXISTING	SC / 25 / 613 - 101	25.03.2026
Roof plan	EXISTING AND PROPOSED	SC / 25 / 613 - 102	25.03.2026
Elevation plan	PROPOSED	SC / 25 / 613 - 201	25.03.2026
Design & Access Statement	HERITAGE	NONE	25.03.2026
Supporting Docs	TECHNICAL DETAILS PART 1	NONE	25.03.2026
Supporting Docs	TECHNICAL DETAILS PART 2	NONE	25.03.2026
Supporting Docs	TECHNICAL DETAILS PART 3	NONE	25.03.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 19/05/2026

Authorising Officer sign/initial Guy Everest Date: 20.05.2026