Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

OFFICER CHECKLIST	
WEEK ONE (Date Valid)	**4th February 2025**
Check Neighbours	Y
Check Consultations (including newts) / Press List	Y
Check Description, Plans and Supporting Documents	Y
Print and Display Site Notice (if required)	N/A
WEEK TWO (+7)	**11th February 2025**
Visit Site or request site visit photos (in accordance with Site Visit Guidance Note)	Y
Draft HRA / AA if necessary. If the water statement is insufficient discuss with TL / PPO whether to discuss / accept amendments to the strategy.	Y
Instruct Legal if s106 required (with prior TL / PPO agreement)	N/A
WEEK THREE (+14)	**18th February 2025**
If amendments are likely to be needed discuss with TL / PPO (N.B. Only minor amendments will be accepted in accordance with the Amendment Guidance). When requesting amendments give clear deadline (i.e. start of week 5).	N/A
WEEK FOUR (+21)	**25th February 2025**
If no amendments required, contact agent / applicant with update on progress.	**Y**
Confirm whether delegated or committee decision (re: parish and neighbour representations)	**Y**
WEEK FIVE (+28)	**4th March 2025**
14-day re-consultation letters to be sent on any amended plans	N/A
Prepare draft report	**Y**
WEEK SIX (+35)	**11th March 2025**
Check 35-day Cllr call-in for Committee	**Y**
If decision based on original plans, report to be drafted and submitted for sign off	**Y**
WEEK SEVEN (+42)	**18th March 2025**
If decision based on amended plans, report to be drafted and submitted for sign off	N/A
Reason for EOT	Y

APPLICATION NO./ADDRESS:

DC/24/1795
Sheiling , Southwater Street, Southwater, West Sussex, RH13 9BN

DESCRIPTION:

Erection of an annexe for ancillary use to the main dwellinghouse.

RELEVANT PLANNING HISTORY:

DC/24/1796	Siting of a mobile home (Lawful Development Certificate - Proposed).	Application Permitted on 29.01.2025

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 34 - Cultural and Heritage Assets
Policy 40 - Sustainable Transport
Policy 41 - Parking

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 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

Southwater Neighbourhood Development Plan (SNDP) 2019 - 2031:
SNP9 – Home Standards
SNP14 – Adequate Supply of Car Parking
SNP16 – Design

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: No Objection:-

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.

“Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any planning permission given”.

Parish Comments:

No Objection

Representations:

1 representation was received neither objecting nor supporting the proposal.

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:

This application is for the erection of an annexe for ancillary use to the main dwellinghouse at Sheiling Southwater Street Southwater. The proposal is within the built up area of Southwater and sits next to a public right of way.

A site visit was completed on 26/03/2025

Principle of Development

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that ancillary accommodation and garaging must demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site, with new outbuildings sited to have regard to the dwelling they serve and be grouped with the house. The policy also states that the use of ancillary accommodation as a separate dwelling will not be supported

It is recognised from the site visit that the caravan as permitted under DC/24/1796 (Siting of a mobile home (Lawful Development Certificate - Proposed) is currently stationed on site in the same position as the proposed building. The development as proposed relates to the erection of an annexe for ancillary use to the main dwellinghouse which, should the permission be implemented, would because of the position, replace the caravan.

The building itself would be located in the rear garden of Sheiling and though a large presence would be considered to represent ancillary accommodation that is of a size that would fit in the existing curtilage and a position grouped with the house.

The application seeks an ancillary use and taking into account all relevant factors, as a matter of fact and degree it is considered the proposal would not be tantamount to the creation of an independent dwellinghouse. A condition to require the building proposed to be used solely for purposes ancillary to the main dwelling is recommended.

Subject to the imposition of this condition, the principle of development is considered acceptable subject to all material considerations.

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.

SNP16 advocates for design to be of high quality. Though there is no specific architectural style to Southwater, design should be appropriate and respectful of the neighbouring amenity in terms of privacy, outlook, daylight and sunlight

The proposed building would be of an exact scale and siting to the recently approved Certificate of Lawfulness under reference DC/24/1796 (Siting of a mobile home (Lawful Development Certificate - Proposed). The design and appearance of the building is considered to be acceptable and would sit appropriately within the curtilage of the property. The development would therefore 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 and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Impact on Highways

Policy 41 of the HDPF states that adequate parking and facilities must be provided within developments to meet the needs of anticipated users. 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 proposal would not be expected to result in a greater level of activity than could otherwise take place at the site, and further no increased demand for travel to and from the site would be anticipated.

Water Neutrality

The submitted strategy indicates an existing baseline water demand of 375l/d. The proposed development would comprise an additional water demand of 107l/d to create a cumulative water demand at the property of 482l/d. Through the use onsite efficiencies, the proposed water demand would be reduced to 367l/d. This would be a reduction of 8l/d from the existing baseline, and is considered water neutral. The strategy therefore demonstrates that the proposed would use less water than the existing.

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 194 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-Occupation Condition**: The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (WATER NEUTRALITY STATEMENT: 20241128P1, REV 1; received 04/02/2025). The development hereby permitted shall not be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for the development has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 193 and 194 of the National Planning Policy Framework (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

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

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).

5 **Regulatory Condition**: The building shall be occupied solely for purposes ancillary to the occupation and enjoyment of Sheiling, Southwater Street, and shall not be used as a separate, independent dwellinghouse.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation, contrary to Policies 25 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/24/1795
(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

Elevation plan	Elevations	2226.10.24D.02 Revision 2	20.11.2024
Block plan	Proposed Block Plan	2226.10.24D.03 Revision 2	20.11.2024
Location & Block plan	Location/Block Plan	2226.10.24D.04 Revision 2	20.11.2024
Floor plan	Footprint	2226.10.24D.01 Revision 2	20.11.2024
Supporting Docs	Water Neutrality Statement by H2Ogeo dated 3 February 2025	20241128P1 Final v1.0	20.11.2024

DELEGATED

Case Officer sign/initial JBurrowes Date: 23/04/2025

Authorising Officer sign/initial TDale Date: 23/04/2025