



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0892

Griggs, Tower Hill, Horsham, West Sussex, RH13 0JT

DESCRIPTION:

Erection of a pergola in rear garden.

RELEVANT PLANNING HISTORY:

DC/21/1770	Reconfiguration, extensions and alterations to an existing stable building to form a new pool house and plant room (Listed Building Consent).	Application 17.12.2021	Permitted	on
DC/21/1769	Reconfiguration, extensions and alterations to an existing stable building to form a new pool house and plant room (Householder Application).	Application 17.12.2021	Permitted	on
DC/21/1919	Erection of a single storey side extension (Householder Application).	Withdrawn 09.11.2021	Application	on
DC/21/1920	Erection of a single storey side extension (Listed Building Consent).	Withdrawn 09.11.2021	Application	on
DISC/23/0201	Approval of details reserved by condition 3 and 4 to approved application DC/21/1769	Application 22.12.2023	Permitted	on

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

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

Southwater Neighbourhood Development Plan (2019-2031):

SNP16 - 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

Southwater Parish Design Statement 2011

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.

HDC Conservation Officer: No objection.

Parish Comments:

No objection.

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.

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.

SNP16 – Design: *“All development must be of high-quality design. In Southwater this means:*

- a. Facing buildings with locally sourced materials, or materials equivalent to those that would historically have been sourced locally wherever possible.”*

The application site relates to Griggs on Two Mile Ash Road a Grade II listed detached dwelling. The property occupies a large plot comprising the main dwelling, ancillary outbuildings, a swimming pool and large grounds. The site is enclosed by mature trees and hedgerows and is accessed via a private gravel driveway from Two Mile Ash Road.

The proposal seeks the erection of a new oak-framed pergola adjacent to the existing swimming pool and pool terrace. The structure would provide a covered seating area ancillary to the enjoyment of the swimming pool and surrounding garden.

The pergola would be a lightweight, open-sided structure of simple design with a maximum height of around 3m. Given its modest scale, open form and use of oak materials that reflect those on nearby ancillary buildings, the pergola is considered to sit comfortably within the existing garden setting. As such, the proposal would preserve the character and appearance of the site 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 proposed pergola would be located within the grounds of the property and positioned a considerable distance from neighbouring dwellings.

The proposal would not intensify the use of the site beyond its existing residential use and is therefore not considered likely to result in unacceptable levels of noise or disturbance. Accordingly, the proposal would have an acceptable impact on neighbouring residential amenity.

Impact on Heritage Assets

Policy 34 of the HDPF seeks to conserve and sustain the heritage assets that are within the district. It ensures that development within conservation areas is consistent with the special character of buildings and areas of which they are located within.

HDC conservation officer commented on the position of the proposed pergola would be more sensitive to an appreciation of the listed building than that previously approved. It would be read as part of the existing group of buildings and would not result in harm to the significance of the listed building. No objection would therefore be raised.

It is therefore considered that the proposal would preserve the special architectural and historic interest of the listed building and would cause no harm to its significance or setting.

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, N6 NPPF 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).

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/26/0892

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Preliminary Tree and Hedgerow Assessment	NONE	01.06.2026
Location plan		NONE	01.06.2026
Site plan	Proposed	NONE	01.06.2026
Supporting Statement	Heritage Statement	NONE	01.06.2026
Elevation plan	Proposed	NONE	03.07.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 17/08/2026

Authorising Officer sign/initial RHERMITAGE Date: 28.08.2026