Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1331
18 Greenfields Way, Horsham, West Sussex, RH12 4LQ

DESCRIPTION:
Erection of boundary wall with timber infills adjacent to 1 Amberley Road (Retrospective).

RELEVANT PLANNING HISTORY:

DC/19/2009	Demolition of existing conservatory and erection of a conservatory	Application 26.11.2019	Permitted	on
DC/19/0305	Erection of a conservatory to rear elevation	Application 28.03.2019	Permitted	on

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 41 - Parking

North Horsham neighbourhood planning
Voluntary withdrawal of designation: North Horsham Parish Council voluntarily withdrew their parish from the Neighbourhood Development Plan process on 30 July 2018.

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:

WSCC Highways:
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 (in line with TR6 paragraph 4) and that there are no transport grounds to resist the proposal.

Arboricultural Officer:
No arboricultural concerns.

Representations:
X4 representations have been received, objecting to the application for the following reasons: -

- Considered out of keeping with the character of the area due to its height and appearance.
- Concerns are raised regarding highway visibility and pedestrian safety.
- The development is considered harmful to the area's open and landscaped character and nearby trees.
- Concerns are raised regarding neighbouring access, parking arrangements and driveway use.
- The wall is considered unnecessary, visually intrusive and contrary to the original open-plan nature of the estate.

Parish Comments:
Members strongly object to the application.

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

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 occupying a corner plot at the junction with Amberley Road and Greenfields Way and falls within the built-up boundary area. The surrounding area is characterised by detached dwellings set within generous plots with open frontages, boundary treatments of varying forms and associated areas of private amenity space.

The application seeks part-retrospective permission for the erection of a boundary wall with timber infill panels along the boundary adjacent to 1 Amberley Road. The boundary wall extends for approximately 10.14 metres and comprises brick piers and a brick plinth with timber infill panels above which are yet to be installed (at the time of the Officer’s site visit).

Objections have been raised that the wall appears higher than other boundary treatments within the area, introduces a harder form of development, and detracts from the open and landscaped character of the corner plot. Whilst the wall is more substantial than the previous fence, it occupies a limited section of the site's frontage and incorporates traditional materials, including brickwork and timber infill panels, which are commonly found within residential areas. The wall remains visually broken up by the brick piers and surrounding foliage and is not considered to appear overly dominant or incongruous within the street scene.

On balance, the proposal is a 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 does 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 wall is positioned along the site boundary adjacent to the highway and does not directly enclose neighbouring residential properties. Due to its siting and height, it is not considered that the development would result in any unacceptable loss of light, outlook or privacy to neighbouring occupiers. The proposed timber infill panels retain a degree of visual softness and the structure would not appear unduly overbearing when viewed from adjacent properties.

Concerns have been raised by both neighbouring residents and the Parish regarding the position of the wall, its impact on the open-plan character of the estate, highway visibility, and the suggestion that it has encroached onto public land. However, a review of historical imagery, including a Google Maps image from 2024, indicates that the wall has been erected broadly in the same location as the low timber fence that previously occupied the site frontage. The development therefore does not appear to extend further towards the highway than the previous boundary treatment, nor is there evidence before the Local Planning Authority that it has enclosed or taken any public land.

Concerns relating to boundary ownership, private access arrangements and any impact on neighbouring parking are civil matters that fall outside the scope of the planning system.

Accordingly, the proposal is considered acceptable in terms of its impact on neighbouring residential amenity.

Impact on Parking and Highways

Policy 41 of the HDPF seeks to find the right balance between ensuring that adequate parking is provided to support new development whilst ensuring that it is suitably located and does not conflict with other uses

Concerns have been raised regarding visibility at the junction of Amberley Road and Greenfields Way, together with the impact on neighbouring access and parking arrangements. The Highway Authority raises no objection to the proposal, advising that the wall does not obstruct the required visibility splays or have an unacceptable impact on highway safety. Whilst some reduction in pedestrian visibility may result, vehicle movements associated with a single dwelling are limited and the adjacent footway is of sufficient width to allow safe interaction between pedestrians and vehicles.

The proposal would not alter existing access arrangements, parking provision or traffic generation. Matters relating to neighbouring land ownership, driveway arrangements and private access rights are civil matters and are not material planning considerations.

Accordingly, the proposal is considered acceptable in highway and parking terms.

Trees and Landscaping

Concerns have been raised regarding the removal of shrubs and the presence of nearby trees. The works comprise a boundary treatment within an established residential curtilage and do not involve the removal of any protected trees. Whilst some planting has been removed, the proposal is not considered to result in a level of landscape harm sufficient to warrant refusal. The presence of nearby trees and any future maintenance or structural concerns are separate matters and do not affect the acceptability of the development in planning terms. HDC arboricultural raised no objection.

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 proposed 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/26/1331
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	18.08.2026
Elevation & Floor plan	As-Built Wall	PA-001 REV A	09.09.2026
Block plan		NONE	22.09.2026
Location plan		TQRQM26223104028508	18.08.2026
Elevation & Floor plan	Prior to works fence	PA-002	09.09.2026

DELEGATED

Case Officer sign/initial	Meg Bayliss	Date:	26/10/2026
Authorising Officer sign/initial	RHERMITAGE	Date:	02.11.2026