Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1221
Nash Manor Lower Nash, Nutbourne Lane, Nutbourne, West Sussex, RH20 2HS

DESCRIPTION:
Variation of condition 1 of previously approved application reference DC/25/0405 (Erection of a detached garage) to allow the garage to be relocated.

RELEVANT PLANNING HISTORY:

DC/21/0870	Erection of single-storey front, side and rear extensions, creation of balcony with associated alterations.	Application Permitted on 17.09.2021
DC/21/2854	Prior Notification for the change of use of an agricultural building to residential (Class C3) to form 1no. dwellinghouse.	Prior Approval Required and REFUSED on 14.02.2022
DC/24/0883	Installation of Swimming Pool and associated plant room (Part Retrospective)	Application Permitted on 11.09.2024
DC/24/1681	Prior Notification for Change of Use from an Agricultural Building to 2no dwellinghouse (C3 Use Class).	Prior Approval Required and PERMITTED on 23.12.2024
DC/25/0405	Erection of a detached garage.	Application Permitted on 12.05.2025

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

Pulborough Parish Neighbourhood Plan (PPNP) 2015 - 2031:
Pulborough Parish have produced a neighbourhood plan which have been subject to successful Examination but cannot proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations
Policy 15 – 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: 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.

Parish Comments:

'At the meeting of the Pulborough Parish Planning Committee held on 1st September 2025, Members voted to SUPPORT the application.'

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 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.

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 15 of Pulborough Parish Neighbourhood Plan secures good design for developments. Scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape, as detailed in the Pulborough Design

Statement and Nutbourne Design Statement. In particular, the effects of any proposed development should respect any conservation area within the parish.

Lower Nash Farm is located the west side of Nutbourne Lane, north of Nutbourne, and is a countryside location outside any built-up area boundary. The wider site approximates 20 acres and also contains a cluster of residential dwellings and agricultural buildings to the eastern side of the site.

Planning permission was granted in May 2025 (ref DC/25/0405) for the erection of a detached triple garage adjacent to the existing parking area at the east side of the dwelling, to be used for incidental purposes. The garage permitted with three bays and measure 11.1m width, 7.1m depth, roof shallow mono-pitched to a maximum height of 2.71m. Materials are masonry construction, to be consistent with the design and materials of the main house. Hard landscaping to connect and match the existing driveway to the new garage and slight alteration to the entrance forecourt.

This application seeks permission for a variation of condition 1 of the previously approved application reference DC/25/0405 (Erection of a detached garage) to allow the garage to be relocated and reduced in footprint to an L shape to accommodate 2 vehicles, with dimensions measuring 9m width at the rear (northwest), 6.5m depth to northeast side. Front elevation 6m width with a double garage door. Materials are masonry construction to the northeast elevation and detailing to front elevation, to match with the materials of the main house. Timber cladding to the other elevations. Hard landscaping to connect and match the existing driveway to the new garage and alteration to the entrance forecourt.

The land subject of the proposed building is slightly lower in ground level than the dwelling, where the proposal would sit below and comfortably within the context of the existing dwelling. The amended detached garage would not represent a significant visual change to the original permission and given the spacious plot associated with the dwelling, the amended garage building would be a subservient addition still relatively well related to the dwelling and screened by thick natural boundary vegetation from any public views from the highway. It is therefore considered that the proposal would not detract from the character of the dwelling or wider surroundings.

The proposal would remain 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 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.

It is considered that the siting and layout of the proposed extension 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 193 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 permission DC/25/0405 being 12.05.2028.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The garage building hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of the dwelling Nash Manor, Lower Nash and shall not be used as an independent separate unit of accommodation or for any commercial purpose(s).

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 26, 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/25/1221

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Cover Letter	NONE	25.07.2025
Location & Block plan		2025/PL5 REV C	25.07.2025
Elevation plan	Proposed and Site Layout	2025/PL2 REV D	25.07.2025
Elevation & Floor plan	Proposed Garage	2025/PL3 REV B	25.07.2025

DELEGATED

Case Officer sign/initial	Steve Astles	Date:	10.09.2025
Authorising Officer sign/initial	RHERMITAGE	Date:	17.09.2025