Horsham District Council

Mr Rob Harrington
Gould Baxter
2 Lucastes Mews
Paddockhall Road
Haywards Heath
RH16 1HE

Woodcutters Forest Road Colgate West Sussex
Demolition of the existing conservatory. Erection of single storey and part two storey extensions. Erection of a detached three bay garage building with ancillary accommodation over. Remodelling and enhancement of the existing hard and soft landscaping.

Your application DC/25/0738 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

Conditions
Before you start work, information must be submitted for any conditions that require discharge before development can begin. The decision notice will set out what information need to be sent.

Failure to discharge conditions before commencing development could result in the development being unlawful or enforcement action being taken. You can notify us of your intention to initiate development by completing a pre-commencement notification which will help us to monitor your development. There is no fee to use this service. To do this, or for further information about discharging planning conditions, visit us online at horsham.gov.uk/planning/discharging-a-planning-condition

Community Infrastructure Levy (CIL)
If this development is CIL liable, the requirements of CIL must be met before you start work. Failure to do so could result in additional financial penalties. For further information relating to CIL visit horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-charges-and-how-to-pay

If you have any questions about the decision notice, you can call us and speak to a member of the team on 01403 215187 between 9AM - 5PM, Monday to Friday.

If you are acting as the planning agent for this application, please ensure that the applicant is given a copy of the decision notice and this letter.

Yours Sincerely,
Development Management

Horsham District Council

Mr Rob Harrington
Gould Baxter
2 Lucastes Mews
Paddockhall Road
Haywards Heath
RH16 1HE

Application Number: DC/25/0738

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)
TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Mr and Mrs Charles and Vanessa Santoro

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

Demolition of the existing conservatory. Erection of single storey and part two storey extensions. Erection of a detached three bay garage building with ancillary accommodation over. Remodelling and enhancement of the existing hard and soft landscaping.

Woodcutters Forest Road Colgate West Sussex

to be carried out in accordance with Application No. DC/25/0738 submitted to the Council on 04/05/2025 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 25/11/2025

1 **Plans Condition**: The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

SCHEDULE OF PLANS/DOCUMENTS

Plan Type	Description	Drawing Number	Received Date
Floor plan	Proposed First and Roof	PL.005	04.05.2025
Elevation plan	Proposed	PL.005	04.05.2025
Elevation plan	Proposed	PL.007	04.05.2025
Elevation & Floor plan	Proposed Garage	PL.006	04.05.2025
Supporting Statement	Planning, Design and Access	NONE	04.05.2025
Location plan		PL.001	04.05.2025

Block plan		PL.002	04.05.2025
Site plan	Proposed	PL.003a	24.09.2025
Floor plan	Proposed Ground	PL.004a	27.10.2025
Plans	Topographic Survey	SHEET 1 OF 2	04.05.2025
Plans	Topographic Survey	SHEET 2 OF 2	04.05.2025
Elevation plan	Existing	NONE	04.05.2025
Supporting Statement		J.67.25	24.09.2025
Floor plan	Existing	NONE	04.05.2025

Reason: For the avoidance of doubt and in the interest of proper planning.

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 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).

4 **Regulatory Condition**: The annexe hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015

5 **Regulatory Condition**: The garage and first floor accommodation (annexe) hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Woodcutters, Forrest Road, Colgate as a dwelling and shall not be used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 33 of the Horsham District Planning Framework (2015).

6 **Regulatory Condition**: The development hereby approved shall be carried out in full accordance with the recommendations, tree protection measures, and no-dig construction principles set out within the Arboricultural Implications Assessment (AIA) prepared by Broad Oak Tree Consultants Ltd., reference J67.25, dated 21st September 2025, including the accompanying Tree Protection Plan (Drawing No. J67.25/02).In particular:

- All protective fencing and ground protection shall be installed prior to commencement of works and before any equipment, materials or machinery are brought onto the site for the purposes of development and then retained as shown on the approved Tree Protection Plan (Drawing No. J67.25/02) prior to commencement of works and maintained in place until all construction activities are complete.

- No development works shall commence, until the person(s) responsible for supervising the works has meet with the Arboricultural Officer of the Local Planning Authority, on site, so the Arboricultural Officer can supervise that the tree protection measures have been installed in accordance with the approved Tree Protection Plan (Drawing No. J67.25/02).
- No storage of materials, machinery movement, or changes in ground levels shall take place within the fenced protection areas.
- All works within or adjacent to the Root Protection Areas (RPAs) of retained trees, including the formation of the new driveway and associated access, shall be carried out using the no-dig, porous, cellular confinement system construction method detailed in the accompanying Tree Protection Plan (Drawing No. J67.25/02), and described in Section 10.3-10.4 of the approved AIA report and in accordance with BS5837:2012 (Trees in Relation to Design, Demolition and Construction - Recommendations).
- No excavation or ground level reduction shall occur within any RPA, other than the hand removal of turf or loose soil as described in the report.

The approved tree protection measures and no-dig construction methodology shall be retained and adhered to throughout the construction period, and no variation or deviation shall take place without the prior written agreement of the Local Planning Authority, following consultation with a qualified arboricultural consultant.

Reason: To ensure that all construction activities and hard surfacing works are undertaken in accordance with the no-dig principles and tree protection measures set out in the approved Arboricultural Implications Assessment and Tree Protection Plan thereby safeguarding the long-term health and stability of retained trees, in accordance with Policy 33 of the Horsham District Planning Framework (2015

Note to Applicant - Biodiversity Net Gain Condition
Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

Under Regulations 4, 5, 7 & 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 the statutory biodiversity gain condition required by Schedule 7A to the Town and Country Planning Act 1990 (as amended) does not apply in relation to planning permission for development which:

1. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (a hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric);

2. is the subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015;

3. is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain planning condition which applies in relation to another development (In determining whether a development is undertaken solely or mainly for this purpose, no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee);

4. consists of no more than 9 dwellings, is carried out on a site which has an area no larger than 0.5 hectares, and consists exclusively of dwellings which are self-build or custom housebuilding ("Self-build or custom housebuilding" has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended)).

In addition, the Biodiversity Gain Plan Condition does not apply to applications for major development made before 12 February 2024, or non-major development made before 2 April 2024.

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

Statutory exemptions and transitional arrangements
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at https://www.gov.uk/guidance/biodiversity-net-gain.

Irreplaceable habitat
If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

Note to Applicant – Southern Water
The 102 mm diameter water main requires a clearance of 6 metres on either side of the water main to protect it from construction works and to allow for future maintenance access. No excavation, mounding or tree planting should be carried out within 6 metres of the external edge of the public water main without consent from Southern Water. All existing infrastructure, including protective coatings and cathodic protection, should be protected during construction works. Please refer to: https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf

Reference should be made to Southern Water's publication “A Guide to Tree Planting near water Mains and Sewers” (https://www.southernwater.co.uk/media/pddob0vn/ds-tree-plantingguide-1_nwm.pdf) and the Sewerage Sector Guidance (https://www.water.org.uk/sewerage-sectorguidance-approved-documents/) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)
Website: southernwater.co.uk
email at: SouthernWaterPlanning@southernwater.co.uk

Note to Applicant – Community Infrastructure Levy (CIL):
Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. **This development constitutes CIL liable development**.

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk.

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

Note to Applicant
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.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos
If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations, or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Amendments
Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring
Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Right of Appeals
If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or ‘minor commercial’ (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.