DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0755
The Granary, Nutbourne Lane, Nutbourne, West Sussex, RH20 2HS

DESCRIPTION:
Erection of a single storey outbuilding.

RELEVANT PLANNING HISTORY:
None identified.

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 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets

Pulborough Neighbourhood Plan
Pulborough Parish has 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. To unlock the Pulborough Neighbourhood Plan, further work has been commissioned to address the issue of water neutrality, and the Council has completed a Decision Statement recommending the plan proceed to Referendum. The following policies are of weight subject to water neutrality being demonstrated: -
Policy 15: Design

Pulborough Design Statement

Horsham District Local Plan (2023-40) (Regulation 19):
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

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.

Southern Water: No objection.

HDC Conservation Officer: No objection**.** The proposed building will not harm the setting of the neighbouring listed building, but the roof should be constructed using a traditional corrugated profile, with a material condition suggested.

Parish Comments:
No Objection, strongly recommend that the building not be sold as a residential property in the future.

Representations:
One representation comment has been received, supporting the application for the following reasons: -

- The proposal is inoffensive, with no reason for refusal.

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:

Background

This application seeks permission for the erection of a proposed outbuilding at The Granary, Nutbourne Lane, Nutbourne. The Granary, a detached property, is located outside of the built-up area of Pulborough and is located within a sizeable plot.

The applicant has detailed that the site in question has been under their ownership since 2014, and prior to this point, was left in a derelict state, with the land used for the storage of broken farming machinery, household waste, with the vegetation having become overgrown. Upon taking ownership of the land, the applicant cleared the site and laid grass in the spring of 2015, and since this time, it has been used for exercising their dog, vehicle parking and mowing the grass. There is no evidence to dispute the applicant’s version of events.

Character and Appearance

Policy 28 of the HDPF relates to 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 for 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 outside the built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development.

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 proposed outbuilding would be situated to the northwest of the dwelling, in a location that would be predominantly hidden from Nutbourne Lane. The building would consist of an eaves height of 2.5 metres, an overall height of 4 metres and an internal floor area of 96 square metres. The materials to be used will consist of a brick course to form the lower walls, with the exterior walls being clad with rough-sawn timber weatherboarding and the roof being covered with galvanised steel traditional corrugated profile sheeting.

The outbuilding 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, including the setting of the neighbouring listed building. 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, layout, proposed use and the detached nature of the outbuilding, as well as the retained separation and resulting relationship with the adjoining property, Shepherds Thatch, would be sufficient to prevent any unacceptable harm to neighbouring amenity. The intended use of the building, for purposes incidental to the main dwellinghouse, would not be expected to create significant potential for harmful levels of noise or disturbance. The amenity impacts are therefore considered acceptable and in accordance with the above policy.

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 180 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 within the 'Planning Statement' received 21/07/2025, unless detail of alternative materials have been submitted and approved in writing by the Local Planning Authority prior to development above ground floor slab level commencing.

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 building hereby permitted shall be occupied solely for the purposes outlined in the 'Planning Statement' received 21/07/2025, and shall not be used for primary living accommodation, as a separate unit of accommodation or for any other purpose(s) without the prior written consent of the Local Planning Authority.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites, and as 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, and in accordance with Policies 28, 31 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/25/0755

(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
Location plan	Location Plan	NONE	27.05.2025
Site plan	Site Plan	NONE	07.05.2025
Floor plan	Proposed Floor Plan	NONE	07.05.2025
Elevation plan	Proposed elevations - East and West	NONE	07.05.2025
Elevation plan	Proposed Elevations - North and South	NONE	07.05.2025
Supporting Statement	Planning Statement	NONE	21.07.2025

DELEGATED

Case Officer sign/initial Sam Nye Date: 17/07/2025

Authorising Officer sign/initial Guy Everest Date: 22.07.2025