DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1850
Stoneleigh, Tower Hill, Horsham, West Sussex, RH13 0AQ

DESCRIPTION:
Erection of a detached garage and extension to existing driveway.

RELEVANT PLANNING HISTORY:

DC/25/1223	Conversion of a garage with annexe to a separate dwelling.	Application Permitted on 09.10.2025

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 40 - Sustainable Transport
Policy 41 - Parking

Southwater Neighbourhood Development Plan (2019-2031)
SNP16 – Design

Southwater Parish Design Statement

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 19: Development Quality
Policy 20: Development Principles
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside

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:
Southern Water – No Objection. The flow rate for the above site will remain consistent, so capacity is not an issue, and no Southern Water assets will be affected. Advice to applicant provided.

Parish Comments:
Southwater Parish Council: 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:
Stoneleigh, Tower Hill is a substantial detached two storey dwelling located outside any Built-up Area Boundary and therefore for planning purposes, is situated within the countryside. This application seeks permission for the erection of a detached garage and extension to existing driveway. The existing garage, located to the south of the dwellinghouse, is currently in the process of being converted to a separate dwelling, following the granting of DC/25/1223. As such, the property does not benefit from a garage, with no further suitable buildings on the site.

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 SNP16 of the Southwater Neighbourhood Plan requires all development to achieve a high standard of design. New development must respond positively to surrounding properties, ensuring that no unacceptable impacts on residential amenity arise. The policy also specifies the use of locally sourced materials, or appropriate equivalents, and seeks to protect the amenities of existing and proposed buildings, particularly in relation to privacy, outlook and overshadowing issues.

The proposed outbuilding would be located 8 metres to the southeast of the main dwelling, with external dimensions of 9.7 metres in width, 6.4metres in depth, 2.3 metres in height to the eaves and an overall height of 4metres to the ridgeline. The garage will consist of two open bays for vehicle parking and a store to house domestic equipment, such as a lawn mower. The proposed outbuilding will occupy a relatively modest footprint considering the size of the host dwelling. It would stand single storey in height, have a pitched roof and incorporate the following materials: a brick base with timber cladding, natural slate tiles and timber doors to finish. The outbuilding will be grouped with the main dwelling and comfortably accommodated in the large curtilage of the site.

The site is well screened by substantial vegetation around all boundaries and given the proposed location of the outbuilding, would not be visible from the street scene. 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 policies 28, 32 and 33 of the HDPF and policies 16 of the SNP.

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 and use of the proposed outbuilding 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 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 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).

4 **Regulatory Condition**: The development hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of Stoneleigh, Tower Hill (as identified on the approved plans) and shall not be used for any other purpose(s) without the express consent of the Local Planning Authority.

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 28 and 33 of the Horsham District Planning Framework (2015).

Biodiversity Net Gain Condition
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.

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/25/1850
(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
Block plan	Block Plan	NONE	12.11.2025
Location plan	Location Plan	NONE	12.11.2025
Elevation & Floor plan	Proposed Elevations and Floor Plan	NONE	12.11.2025
Supporting Docs	Application Form	NONE	12.11.2025

DELEGATED

Case Officer sign/initial Sam Nye Date: 05/01/2026

Authorising Officer sign/initial Guy Everest Date: 07.01.2026