



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1857

The Coach House, The Hollow, Washington, West Sussex, RH20 3DA

DESCRIPTION:

Installation of solar panels on south facing side of existing barn building and garage building (Retrospective).

RELEVANT PLANNING HISTORY:

DC/24/1460	Retention of solar panels to the south facing roof (Listed Building Consent).	Application Refused on 18.12.2024
DC/24/1653	Retention of solar panels to the south facing roof (Householder Application).	Application Refused on 18.12.2024

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

Storrington Sullington and Washington Neighbourhood Plan 2018-2031 (SSWNP)

Policy 14- Design

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

Policy 9: Water Neutrality

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

Policy 24: Sustainable Transport

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:

HDC Conservation: No Objection

Parish Comments:

Washington Parish Council: No Objection

Councillor Comments:

Councillor Beard: 'the three ward councillors for Storrington and Washington fully support the approval of The Coach House Solar Panel 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 extensions should not be disproportionate to the size of the existing dwelling, and should be in keeping with the scale and character of the existing dwelling. The policy also states that the cumulative impact of existing extensions will be taken into account.

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 34 of the HDPF states that "The Council recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets".

Policy 14, Design, of the SSWNP states that the 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.

The Coach House is a surviving service building forming part of the historic farmstead of Rock House, a Grade II Listed Building. The Coach House reinforces the special interest of the listed building as it illustrates the wealth of the farm which required a permanent building for a coach and stabling for horses. The visual relationship between the principal building and its historic service buildings remains evident and the former functional relationship is deducible as the subservient character of the Coach House has been retained despite recent residential conversion.

The neighbouring Rock House and Rock House Cottage are classed as listed buildings and The Coach House was connected to these properties. Section 1 (5) of the Planning (Listed Buildings and Conservations Areas) Action 1990, states any buildings or structures that pre-date July 1948 and are within the curtilage of a listed building are to be treated as part of the listed building. As the Coach House pre-dates 1948, it is considered a curtilage-listed building, and while there is now a wall separating the two this is a modern addition. It is noted that in 1996, a listed building consent application was submitted and approved for the conversion of The Coach House into a dwelling, supporting the stance that the building is curtilage-listed.

Following refusal of applications to site solar panels on south facing roof of the main dwelling (The Coach House) refs. DC/24/1460 & DC/24/1653, planning permission is sought for re-installation of 10 solar panels on the south facing roof of the existing barn outbuilding, and 8 solar panels on the south facing roof of the existing garage outbuilding. The outbuildings are located west and southwest of the Coach House, whilst the Coach House site is west of the sites of the primary listed buildings namely Rock House and Rock House Cottage.

The access to the outbuildings of The Coach House is via a private drive from the west and northwest of the site and there are no public rights of way in the vicinity, whilst the A24 dual carriage way is located further west and screened by mature trees and hedging between.

The application has been consulted with HDC Conservation and the proposal to re-site the solar panels on the two ancillary buildings, which are both of more recent construction than the dwellings, is considered acceptable such that the proposal will not harm the setting of the neighbouring listed building or curtilage listed buildings. No detailed conditions are considered required.

The proposed solar panels would reduce the carbon footprint of The Coach House, and their siting is considered acceptable to the character and appearance of the existing dwelling, and which would not harm the character or appearance of the neighbouring listed building or curtilage listed buildings. 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 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

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/25/1857

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Roof plan	Barn Outbuilding - Proposed	NONE	16.04.2026
Roof plan	Garage Outbuilding - Proposed	NONE	16.04.2026
Elevation plan (south)	Barn Outbuilding - Proposed	NONE	16.04.2026
Elevation plan (south)	Garage Outbuilding - Proposed	NONE	16.04.2026
Block plan	Updated	NONE	16.04.2026
Location plan		NONE	18.02.2026
Supporting Statement	Heritage	NONE	13.11.2025
Supporting Statement	Designer report	NONE	13.11.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 21.04.2026

Authorising Officer sign/initial RHERMITAGE Date: 24.04.2026