



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0522

Downsview, Brighton Road, Shermanbury, West Sussex, RH13 8HB

DESCRIPTION:

Demolition of 2 nos outbuildings and erection of an annexe and workshop buildings (Retrospective)

RELEVANT PLANNING HISTORY:

DC/23/1167 Erection of single storey rear extensions, front porch, conversion of garage into habitable living space and associated alterations

Application Permitted
on 08.08.2023

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

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 40- Sustainable Transport

Policy 41- Parking

Wineham and Shermanbury Plan (W.A.S.P) – 2014-2031:

Policy 5: 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:

Southern Water: Standard Informative

Parish Comments:

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:

The application has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties, available images and photographs supplied by the agent. These details were considered sufficient to allow the application to be properly considered and determined.

Principle of Development

Policy 28 of the Horsham District Planning Framework (HDPF) states that outside the defined built-up areas, ancillary accommodation will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition, ancillary accommodation will be required to meet with all other appropriate policies, particularly design principles, and demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site. The size of any new outbuilding should have regard to the dwelling they serve and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported.

The outbuilding immediately to the north of the dwelling provides a garden annex comprising a study, annex room, shower/boot room, and utility room. The detached outbuilding adjacent to the garden annex comprises a workshop. The facilities provided are considered to be ancillary to the main dwelling, with the buildings grouped with the existing dwelling. The principle of the development is therefore considered acceptable, subject to a condition requiring that the outbuildings be utilised for ancillary purposes.

Character and Appearance

Policy 28 of the HDPF seeks to ensure that development within the countryside is appropriately accommodated within the curtilage of the host dwelling and remains proportionate. In addition, Policies 32 and 33 of the HDPF require development to achieve a high standard of design that responds positively to local character, ensuring that scale, massing, layout and appearance relate sympathetically to the surrounding built form and landscape. Policy 5 of the Wineham and Shermanbury Neighbourhood Plan similarly requires development to be in keeping with the prevailing character of the area.

The Planning Statement confirms that the replacement outbuildings comprise a garden annex and workshop of timber frame construction, finished in Douglas fir cladding to closely match the host dwelling. The structures have been positioned to the rear of the property, broadly in line with surrounding built form, in order to minimise their visibility and ensure their integration within the existing pattern of development. The statement further confirms that the buildings replace earlier structures that were in a poor state of repair, and that their siting and design were carefully considered to reduce visual impact.

In this context, the proposed development is considered to remain clearly ancillary and subservient to the main dwelling. The scale, form and layout of the buildings reflect the functional role of outbuildings typically associated with residential properties in rural areas and do not appear disproportionate within

the plot. Furthermore, the use of timber cladding and simple detailing ensures that the buildings have a modest and rural appearance that assimilates appropriately with the host dwelling and its surroundings. The siting of the buildings to the rear of the property, alongside existing and neighbouring outbuildings, limits their prominence within the wider street scene and reduces their visual impact on the surrounding countryside.

Overall, the development is considered to be of an appropriate scale, design and appearance that respects the character of the existing dwelling and the wider rural setting. The proposal would not result in harm to the character or appearance of the area and is therefore in accordance with Policies 28, 32 and 33 of the HDPF, as well as Policy 5 of the Wineham and Shermanbury Neighbourhood Plan.

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 outbuildings 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 **Regulatory Condition:** The 2no. outbuildings hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Downsview, Brighton Road, Shermanbury (as identified on the approved plans) 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 lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policy 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/26/0522

(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 & Block plan	Site Location & Block Plan	A000	26.03.2026
Floor plan	Pre-Existing & Existing Floor Plans	A100	26.03.2026
Elevation plan	Pre-Existing Elevations - Outbuildings	A200	26.03.2026
Elevation plan	Existing Elevations - Outbuildings	A210	26.03.2026

DELEGATED

Case Officer sign/initial Shazia Penne Date: 19.05.2026

Authorising Officer sign/initial Tamara Dale Date: 20.05.2026