



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0540

St Andrews Lodge, Coolham Road, Brooks Green, West Sussex, RH13 0JW

DESCRIPTION:

Variation of condition 1 of previously approved application DC/22/2329 (Erection of single storey side and rear extensions, roof extensions and alterations, conversion of garage to form habitable space and associated works) to allow design changes to garage.

RELEVANT PLANNING HISTORY:

DC/22/2329	Erection of single storey side and rear extensions, roof extensions and alterations, conversion of garage to form habitable space and associated works.	Application Permitted on 13.02.2023
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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

Shipley Parish Neighbourhood Plan (2019-2031):

Policy Ship HD3 – High Quality Design

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

Policy 17: Green Infrastructure and Biodiversity

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

Policy 46: Ancillary Accommodation

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:

None received.

Parish Comments:

None received.

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 seeks a minor material amendment to the existing planning permission (ref: DC/22/2329), through a variation of the approved plans list, to accommodate a series of amendments to the approved design. The application form states that most of the approved permission works have been completed, except the section to the north which would convert the existing garage into habitable accommodation. The amendment includes design changes to the converted garage, with the approved extension to the rear of the garage not being completed and gable ends replacing the approved hipped ends.

Works were commenced on the approved planning permission (ref: DC/22/2329) in November 2023. Most of the works are now completed, except the section converting the garage into habitable space. The proposal would replace the approved hipped roof ends, with gable ends on the front and rear, retain the existing eaves height and not build the extension to the rear of the garage. It is considered that these amendments would retain the general character of the building, resulting in a smaller footprint, due to the extension not being built to the rear. Overall, it is considered that the amendments would maintain the general character and visual amenity of the locality.

The proposed amendments would not raise any new implications in respect of neighbouring amenity, with the relationship between the amendments to the dwelling and neighbours not resulting in unacceptable harm.

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 materials to be used in the development hereby permitted shall strictly accord with those indicated on the 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).

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/26/0540

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	EXISTING	A101	27.03.2026
Floor plan	EXISTING	A102	27.03.2026
Elevation plan	PROPOSED EAST AND SOUTH	A103 REV B	27.03.2026
Elevation plan	PROPOSED WEST AND NORTH	A104 REV A	27.03.2026
Floor plan	PROPOSED	A105 REV B	27.03.2026
Roof plan	PROPOSED	A106 REV A	27.03.2026

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 30.04.2026

Authorising Officer sign/initial RHERMITAGE Date: 20.05.2026