Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1278
Flat 3, Harris Court, Swann Way, Broadbridge Heath, West Sussex, RH12 3NQ

DESCRIPTION:
Installation of a modular access ramp and alterations to fenestrations to create a new access.

RELEVANT PLANNING HISTORY:
None.

DESCRIPTION OF THE SITE AND THE APPLICATION
The application site relates to Flat 3 Harris Court, a ground floor flat within a larger residential apartment building located on Swann Way, Broadbridge Heath. The site lies within the built-up area boundary of Broadbridge Heath and is situated within an established residential area characterised by a mix of dwelling types, including flats and houses of varying styles and ages.

The flat benefits from a private garden area located adjacent to the western elevation of the building, which forms part of the application site. The proposed ramp would be situated within this private amenity space.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles

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.

Representations:
None received.

Parish Comments:
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

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 alterations would be limited in scale and confined to ground level of the existing building and would be located within the existing private garden area serving the flat, as established under the original approval, which is enclosed with a boundary fence. The works are functional in nature and are directly related to the provision of accessible access. Given their scale, design and siting, the proposal would not result in unacceptable harm to the character or appearance of the building or the wider area and would accord with the above policies.

Impact on Residential 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.

The proposed ramp would be positioned within the applicant's private garden area alongside the west elevation of the building. The scale and siting is such that there would be no unacceptable harm caused to neighbouring amenity, in accordance with the above policy.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG) unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024. The development qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

The development is considered to accord 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 proposed 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).

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/26/1278

(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		TQRQM26220125617410	10.08.2026
Location plan		TQRQM26220124246901	10.08.2026
Plans	Existing and Proposed Access Adaptations	003/HAR/001	10.08.2026
Elevation plan	Existing and Proposed	003/HAR/002	10.08.2026
Supporting Docs	Application Form	NONE	10.08.2026

DELEGATED

Authorising Officer sign/initial Guy Everest Date: 11.11.2026