Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1988
Moat Cottage, Worthing Road, Dial Post, West Sussex, RH13 8NS

DESCRIPTION:
Erection of a 3.6m close boarded fence located to the eastern boundary.

RELEVANT PLANNING HISTORY:

DC/21/2796	Erection of a detached garden building (Lawful Development Certificate - Proposed).	Application 22.02.2022	Refused on
DC/22/0647	Erection of a garden building (Lawful Development Certificate - Proposed).	Application 06.06.2022	Refused on
DC/22/1830	Outline Application for the erection of 1no detached dwelling with all matters reserved except access and layout.	Application 22.11.2022	Refused on

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 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
Policy 41 - Parking

West Grinstead Parish Neighbourhood Plan 2019-2031
Policy 4: Green Infrastructure: Existing Trees, Hedgerows, Habitats and Wildlife

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 25: Parking

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
The proposed fence will not harm the setting of the neighbouring listed buildings.

HDC Arboricultural Officer: Advice
The proposed fence would be positioned behind an existing mixed-species hedgerow along the eastern boundary, adjacent to the WSCC highway margin. The hedgerow comprises a mix of native and non-native deciduous species and has been subject to inconsistent management, resulting in areas of poor condition, gaps, and a notable presence of dead or declining trees. As a result, it currently provides limited screening, particularly during the winter months.

A line of mature cypress trees is located behind the fence at the eastern end of the site; however, these trees have been heavily lopped, leaving limited live growth. As such, they are unlikely to provide effective long-term screening and may be removed if a solid fence is introduced.

If the acceptability of the proposal relies on limiting its visual impact, it is recommended that a comprehensive landscape mitigation scheme is secured to provide appropriate screening and visual camouflage.
Parish Comments:
West Grinstead Parish Council: Support
WGPC's recommendation is that HDC should give permission for this application subject to a condition that the existing hedge is retained and improved, where necessary, to screen the fence.

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

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 4 of the WGPNP states, as appropriate to their scale and nature, development proposals will be supported which seek to promote the use of traditional native species in landscaping and hedges where appropriate and seek to promote landscape buffers to complement green infrastructure and biodiversity.

The proposal seeks to erect a 3.6-metre-high fence along to the eastern boundary of the property, replacing in part an existing fence. The submitted Planning Statement details that the proposed fence

will provide privacy and noise reduction from the vehicular traffic using the A24. This 3.6m close boarded fencing, stained in a dark colour to blend with its surroundings, would be sited within an area of existing hedgerow.

Whilst the applicant states that the existing hedgerow and trees will be retained, during the winter months the vegetation will not fully screen this fencing, and it is anticipated that the vegetation will be impacted by the installation of the fencing. Given the height and prominence of the fencing, a suitable pre-commencement condition requesting details of all existing vegetation to be retained and removed, alongside the proposed planting scheme is recommended to be imposed. With an enhanced and suitable landscaping scheme, it is considered that the fencing will be suitably screened and would be appropriate to the character and appearance of the existing dwelling and 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 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 noted no letters of representation objecting to the scheme have been received. It is considered that the siting and layout of the proposed fencing 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 **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 **Pre-Commencement Condition**: The development hereby permitted shall not commence until full details of all soft landscaping works have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

1. Details of all existing trees and planting to be removed and retained

2. Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details

The approved planting scheme shall be fully implemented in accordance with the approved plan within the first planting season following the installation of the fencing. Other than agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 30 years after completion of the development hereby permitted. Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees, hedging plants or shrubs of a type, size and in positions agreed by the Local Planning Authority. Any proposed or retained planting which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **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).

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/25/1988

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Proposed Elevations, Street Scene and Photos	2510MO_100 REV 000	02.12.2025
Location & Block plan	Existing and Proposed	2510MO_000 REV 000	06.02.2026

DELEGATED

Case Officer sign/initial	Sam Nye	Date:	05/02/2026
Authorising Officer sign/initial	RHERMITAGE	Date:	06.02.2026