



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/2040

13 Redford Avenue, Horsham, West Sussex, RH12 2HP

DESCRIPTION:

Creation of a dropped kerb.

RELEVANT PLANNING HISTORY:

DC/21/0272 Creation of dropped kerb.

Application Permitted on
10.05.2021

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 41 - Parking

Horsham Blueprint Business Neighbourhood Forum

Policy HB3: Character of Development

Policy HB4: Design of Development

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

Policy 19: Development Quality

Policy 20: Development Principles

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:

Natural England: Standing Advice:-

It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

WSSC Highways: No Objection

No objection providing visibility splay details plans are provided.

Visibility splays of 50m and pedestrian visibility (hedging below 0.6m) have been submitted. No highway objection.

Arboricultural Officer: No Objection

No Arboricultural concerns are raised with the scheme; please determine as you see fit.

Parish Council: No objection, mindful that parking is getting congested and looking at options to stop parking on Redford Avenue and Saxon Crescent corner. Members wished to enquire if a condition of this application, could be for double yellow lines to be painted around the junction of Saxon Crescent and Redford Avenue.

Representations:

X1 representations have been received, supporting the application for the following reasons: -

- We support the proposal for a vehicle crossover at our neighbour's property. We are submitting a concurrent application for a dropped kerb at our adjoining property and would welcome the council considering both accesses together, where possible, so that the frontage treatment and kerb layout can be coordinated.

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.

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 HB3 of the Horsham Blueprint Business Neighbourhood Plan states that development is expected to preserve and enhance the Character Area in which it is located. The design of new development should take account of local context and reflect the character and vernacular of the area,

using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area.

Policy HB4 continues that development is expected to demonstrate a high quality of design, which responds and integrate well with its surroundings.

13 Redford Avenue is located within the built-up boundary area. The introduction of a dropped kerb would be a minor alteration within the street scene and entirely consistent with the existing residential character. Dropped kerbs are already a common feature of the surrounding properties, and the proposed crossover would not introduce any visual harm or change to the established suburban appearance. The materials and design would seamlessly integrate with the existing pavement, ensuring the development has a neutral impact on the overall character of the area.

The proposal would be a clearly subservient addition and is considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling, and which 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.

The creation of a dropped kerb at 13 Redford Avenue will require the part removal of the existing frontage hedge and low brick wall to form a clear access point; however, the remaining hedge line and established planting will remain intact on left side of the new opening. The proposed crossover affects only a limited portion of this frontage, ensuring that the remaining of greenery will be preserved. The existing planting to the left of the access will continue to soften views from the street and maintain the suburban greenery typical of Redford Avenue. Overall, the proposal will have only a minimal effect on the site's greenery, with no material impact on the street's established landscaped character.

It is considered that the dropped kerb and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Impact on Parking

Policy 41 of the HDPF states that development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere, or the need for the development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

The creation of a dropped kerb will enable safe off-street parking within the curtilage of the property, reducing reliance on on-street parking and thereby easing local parking pressures. A visit to the site confirmed that the driveway would be created for the space of 1-2 cars. As such, the proposal supports safer and more efficient parking arrangements for the applicant and the wider street. There are several other examples of this type of application along the street.

WSCC Highways does not object to the construction of a vehicle access in this location. The principle has been established at number 17 Redford Avenue which is comparable. They made comments that the applicant will need to ensure a suitable amount of hedging is removed to provide adequate visible splays. 2m x 43m is required for a residential street such as this pedestrian visibility of 2m x 2m on either side of the access is also required. These were submitted and WSCC Highways raises no objection to the proposed vehicle access. On this basis, no highway objection is raised.

It is considered that the highways impact of the proposal is acceptable and would accord with the above policy.

Impact on Trees

Horsham District Council Arboricultural officer made no objection to the application. Their comments confirmed the development proposals at the property do not adversely impact any trees of high merit, or landscape value. There is a non-native mixed species evergreen hedge at the front of the property that would need to be removed to allow for the new driveway to be built; Steet View confirms that this was planted sometime between June 2014 and May 2019.

Therefore, it is considered that the impact on trees part of the proposal is acceptable and would accord with the above policy.

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 currently 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.

Note to Applicant: Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/>

Online applications can be made at the link below, alternatively please call 01243 642105.

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

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/25/2040

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	15.01.2026
Block plan		NONE	15.01.2026
Location plan	Visibility splay plans	NONE	24.03.2026
Block plan	Visibility splay plans	NONE	24.03.2026
Location plan	Visibility splay plans	NONE	24.03.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 13/04/2026

Authorising Officer sign/initial RHERMITAGE Date: 14.04.2026