



## **DELEGATED APPLICATIONS - ASSESSMENT SHEET**

### **APPLICATION NO./ADDRESS:**

DC/26/0598

Lancasters Cottage , Littleworth Lane, Partridge Green, West Sussex, RH13 8EJ

### **DESCRIPTION:**

Variation of condition 1 of previously approved application reference DC/24/0235 (Erection of detached garage, including the provision of an office in the roof space) regarding size reduction, minor relocation, removal of external staircase.

### **RELEVANT PLANNING HISTORY:**

|            |                                                                                                                                |                                     |
|------------|--------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| DC/24/0235 | Erection of detached garage, including the provision of an office in the roof space (as approved under DC/18/2538 implemented) | Application Permitted on 19.04.2024 |
|------------|--------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|

### **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 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 34- Cultural and Heritage Assets

Policy 40- Sustainable Transport

Policy 41- Parking

#### **West Grinstead Parish Neighbourhood Plan (WGPNP) 2019 - 2031:**

Chapter 6 – Housing

### **REPRESENTATIONS AND CONSULTATIONS RESPONSES**

#### **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

Consent is sought to vary Condition 1 (plans) attached to the approved permission DC/24/0235 (Erection of detached garage, including the provision of an office in the roof space) regarding size reduction, minor relocation, removal of external staircase.

The proposed change incorporates:

- Reduction of built form (reducing the depth by approximately 4.1m)
- Position change, with the garage sited further into the plot (away from Littleworth Lane)
- Removal of external staircase

The proposed amendments to the garage would reflect the design approach of the original planning permission, with the siting, form and scale continuing to be subservient to the main dwelling and not intrusive or unduly dominant in views from surrounding properties or land. The amendments would not lead to any further impacts on neighbouring amenity beyond those previously identified, and no representations were received as part of this application. The amendments do not raise any further material considerations.

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

### **Recommendation: Application Permitted**

#### Conditions:

2 Not Used

- 3 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

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).

- 4 **Regulatory Condition:** The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Lancasters Cottage, Littleworth Lane, Partridge Green, West Sussex as a dwelling 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/or lead to an unsatisfactory relationship between

independent units of living accommodation contrary to Policies 26 and 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.

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#### **Plans list for: DC/26/0598**

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved:**

| <b>Plan Type</b>       | <b>Description</b> | <b>Drawing Number</b> | <b>Received Date</b> |
|------------------------|--------------------|-----------------------|----------------------|
| Location & Block plan  | Proposed           | 777/01 3/3            | 29.04.2026           |
| Elevation & Floor plan | Proposed           | 124.00 2/3            | 29.04.2026           |
| Supporting Statement   | Planning           | NONE                  | 12.02.2024           |

#### **DELEGATED**

Case Officer sign/initial                      Jburrowes                      Date: 09/06/2026

Authorising Officer sign/initial              Guy Everest                      Date: 23.06.2026