



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0701

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

DESCRIPTION:

Variation of Condition 1 of previously approved application reference DC/19/2452 (conversion of existing garage into habitable living space) for a revised window and door layout/positioning, removal of permitted dormer and installation of 1no. rooflight.

RELEVANT PLANNING HISTORY:

DC/19/2452

Conversion of existing garage into habitable living space

Application Permitted on
09.03.2020

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.

Parish Comments:

No comment.

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/19/2452 (conversion of existing garage into habitable living space) for a revised window and door layout/positioning, removal of permitted dormer and installation of 1no. rooflight.

The proposed change incorporates:

- Revised fenestration at ground floor level and within the roofspace
- Omission of a dormer to the north-eastern elevation

The revised fenestration would be contained within the original building and is not considered to be of any particular consequence. The fenestration would not appear inappropriate in relation to the host building or the main dwelling and the wider visual impact would be limited. 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 Lancasters Cottage, Littleworth Lane (as indicated on the approved site location plan) 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.

Plans list for: DC/26/0701

(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
Elevation & Floor plan	As approved	659/03 REV B	29.04.2026
Elevation & Floor plan	Existing	659/02 B	09.03.2020
Location & Block plan		659/01 A	09.03.2020
Elevation & Floor plan	Existing	659/02 B	09.03.2020
Supporting Docs	Application Form	NONE	09.12.2019

DELEGATED

Case Officer sign/initial J Burrowes Date: 09/06/2026

Authorising Officer sign/initial Guy Everest Date: 23.06.2026