



DELEGATED APPLICATIONS – ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0226

Wellsprings, Blackhouse Road, Colgate, West Sussex, RH13 6HS

DESCRIPTION:

Demolition of existing conservatory and erection of a single storey rear extension, erection of a new garage and conversion of integral garage into habitable living space.

RELEVANT PLANNING HISTORY:

DC/18/2067	Erection of a detached double garage with internal stores, wet room and hobbies room.	Application 27.11.2018	Permitted	on
DC/18/1655	Fell 1 x Walnut tree	Application 16.10.2018	Permitted	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 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 41 - Parking

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 25: Parking

Policy 45: Replacement Dwellings and House Extensions in the Countryside

Policy 46: Ancillary Accommodation

Neighbourhood Plan:

Colgate has not been designated as a Neighbourhood Plan area.

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 Arboriculture: No Objection

Southern Water: Advisory

Parish Comments:

Colgate Parish Council: None received

Representations:

1 representations have been received, supporting the application noting the following:

- 'The property has been in need of modernisation and maintenance for many years.'

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. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that ancillary accommodation and garaging must demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site, with new outbuildings sited to have regard to the dwelling they serve and be grouped with the house. The policy also states that the use of ancillary accommodation as a separate dwelling will not be supported.

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.

Wellsprings is a detached two-storey dwelling brick built with white render to all elevations, set within a spacious plot, accessed from the south side of Blackhorse Road. The dwelling includes an integrated single garage. Boundary treatment consists of mature high hedging screening the site from public views from the highway and a double width timber gate set back from the highway provides access.

Planning permission is sought for demolition of an existing rear conservatory and erection of a single storey rear extension depth 6 metres, width 11.5 metres, roof pitched to the sides and rear, to create a new kitchen and lounge space, and enable an internal reconfiguration. Proposed external materials consist of facing brickwork and play clay tiles to roof.

The existing integral single garage is to be converted into a bedroom, the garage door to be replaced with a new window and gaps to be filled to match existing. A new double width garage is to be erected attached to the east side elevation, with dual pitched roof gabled to the front and rear and of subordinate ridge height attached to the dwelling. Internal reconfiguration into dwelling. Proposed external materials consist of facing brickwork and plain clay tiles to roof.

All existing windows are to be replaced with black uPVC country style windows. The existing front porch roof is to be extended and supported on timber posts and brick piers. Block paving driveway to match existing to provide driveway for access to proposed new garage.

The proposal overall would be clearly subservient additions and given the spacious plot would sit comfortably within the site 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.

Arboriculture

The site contains a young replacement walnut tree in the N corner of the property (subject of tree protection ref. TPO/0537). Following consultation with HDC Arboriculture it is considered the tree would not be foreseeably affected by the development or associated process. No other trees on/immediately adjacent to the property are of significant current or foreseeable longer term future landscape importance that would pose potential constraints on property development.

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 considered that the siting and layout of the proposed extension 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 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.

- 3 **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/26/0226

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Elevation plan	EXISTING FRONT AND REAR ELEVATIONS	DE1360/05 REV P1	09.02.2026
Elevation plan	EXISTING SIDE ELEVATIONS	DE1360/06 REV P1	09.02.2026
Floor plan	EXISTING FIRST FLOOR PLAN	DE1360/03 REV P1	09.02.2026
Floor plan	EXISTING GROUND FLOOR PLAN	DE1360/02 REV P1	09.02.2026
Roof plan	EXISTING ROOF PLAN	DE1360/04 REV P1	09.02.2026
Photos	PHOTO SHEET	DE1360/11 REV P1	09.02.2026
Elevation plan	PROPOSED FRONT AND REAR ELEVATIONS	DE1360/09 REV P1	09.02.2026
Elevation plan	PROPOSED SIDE ELEVATIONS	DE1360/10 REV P1	09.02.2026
Floor plan	PROPOSED GROUND FLOOR PLAN	DE1360/07 REV P1	09.02.2026
Roof plan	PROPOSED ROOF PLAN	DE1360/08 REV P1	09.02.2026
Block plan	PROPOSED BLOCK PLAN	DE1360/01B REV P1	09.02.2026
Location & Block plan	LOCATION AND BLOCK PLAN	DE1360/01A REV P1	09.02.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 25.03.2026

Authorising Officer sign/initial RHERMITAGE Date: 31.03.2026

