



**Horsham
District
Council**

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/2153

The Willow Tree, Faygate Lane, Faygate, West Sussex, RH12 4SN

DESCRIPTION:

Erection of a single storey side extension, demolition of existing detached double garage and erection of a replacement adjoining double garage, demolition of existing timber framed outbuilding, and associated landscaping alterations including the erection of a covered outdoor cooking and dining space.

RELEVANT PLANNING HISTORY:

DC/09/0208	Removal of existing conservatory and erection of a two-storey extension to house with balcony to rear and removal of existing garden shed and erection of a detached double garage with additional garage to side and garden store.	Permitted 06.04.2009
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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 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 41 - Parking

Rusper Neighbourhood Plan 2018 – 2031

Policy RUS3: Design

Policy RUS10: Dark Skies

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

Policy 19: Development Quality

Policy 20: Development Principles

Policy 25: Parking

Policy 45: Replacement Dwellings and House Extensions in the Countryside

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:

Southern Water: The development site is not located within Southern Water's statutory area for wastewater services.

Newt Officer: The proposed development is not considered to be relevant to the District Licensing Scheme in this case and consider there would be no likely impact on great crested newts or their habitats, therefore have no comments to make at this time.

Arboricultural Officer: There are no trees of any significant merit or landscape value within influencing distance of the development proposals at the property. As such, no Arboricultural concerns are raised.

Parish Comments:

Rusper Parish Council: None received

Representations:

One representation has been received, commenting that the development is adjacent to a stable block and concern that exterior lighting is on during the hours of darkness, with the site within the Rusper dark sky area.

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 obtained during site visit. 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.

Policy RUS3 of the Rusper Neighbourhood Plan aims to maintain that proposals for new development, including extensions to existing buildings, must be of the highest design standards, and will be required to reflect the character and scale of surrounding buildings.

The proposal would involve the erection of a single storey side extension, demolition of existing detached double garage and erection of a replacement adjoining double garage, demolition of existing timber framed outbuilding, and associated landscaping alterations including the erection of a covered outdoor cooking and dining space.

The replacement attached garage linked with the side extension would result in a substantially larger addition than the existing. However, the proposal has been designed to appear subordinate to the host dwelling with single-storey form and a lowered ridge height. The additional forward projection would retain a set back from the roadside where the soft landscaping bounding the site would assist in partially screening the garage.

The proposed single storey rear covered outdoor cooking and dining would protrude slightly deeper into the rear garden than the existing structure. However, the structure would cover less than half the width of the existing rear elevation, would be of a modest scale and has been designed to be in keeping with the main dwelling.

For the above reasons, it is considered that the totality of the proposal would not be harmfully disproportionate to the host building, and would be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling. The development 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 considered that the siting and layout of the proposal and the resulting relationship with adjacent properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

The submitted plans do not indicate any external lighting, and it is likely that any such installation would not require planning permission. It would not be possible to control existing lighting at the site as part of this planning application, which would not be expected to result in additional light pollution.

The amenity impacts of the proposal are considered acceptable and in accordance 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 180 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 **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).

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/25/2153

(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
Roof plan	Existing and Proposed	101 REV B	23.12.2025
Floor plan	Existing	101 REV B	23.12.2025
Elevation plan	Existing	103 REV B	23.12.2025
Location plan		NONE	23.12.2025
Location & Site plan	Block	100 REV B	23.12.2025
Supporting Docs	Application Form	NONE	23.12.2025
Floor plan	Proposed	104 REV D	23.12.2025
Elevation plan	Proposed	105 REV C	23.12.2025
Elevation plan	Proposed Front and Rear	106 REV C	23.12.2025
Elevation plan	Proposed Side	107 REV B	23.12.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 10.02.2026

Authorising Officer sign/initial Guy Everest Date: 16.02.2026