Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0814
Rosier Business Park, Coneyhurst Road, Billingshurst, West Sussex, RH14 9DE

DESCRIPTION:

Erection of replacement garages.

RELEVANT PLANNING HISTORY:

DC/07/2126	Temporary permission for 2 years for areas to be used for Construction Industry Training Board/City and Guilds for trench digging and filling, use of telescopic handler and new roads and street work including erection and dismantling of scaffolding	Application Permitted on 23.11.2007
BL/80/95	Continued use of site for retailing and valeting motor cars, pre-sale mechanical checks and workshop extension Site: Rosier Farm Commercial Centre Coolham Road Billingshurst	Application Permitted on 12.09.1995
DC/07/2165	Replacement of single storey office and warehouse building	Application Permitted on 07.11.2007
BL/42/95	Continued use of site for retailing and valetingmotor vehicles presale mechanical checks and erection of timber storage shed Site: Rosier Commercial Centre Billingshurst	Application Refused on 13.06.1995

DESCRIPTION OF THE SITE AND APPLICATION

The application site forms part of Rosier Business Park and is located close to Rosier Farm House which is a Grade II listed building. The access is via the access utilised by the listed building. The existing buildings include garages and store buildings. The application seeks to replace an existing garage and store building with a building which incorporates 3 garages and an attached store/workshop. The existing garage buildings have a footprint of approximately 22.63 sqm and 29.07 sqm. The proposed garage would have a total footprint of approximately 115 sqm. The garages would be used for domestic purposes, not in connection with the wider business park.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
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 35 - Strategic Policy: Climate Change
Policy 40 - Sustainable Transport
Policy 41 - Parking

Billingshurst Neighbourhood Plan (2019-2031):
Policy BILL 2: Housing Design and Character

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 9: Water Neutrality
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Policy 33: Equestrian Development
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

Supplementary Planning Guidance:
Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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:

INTERNAL CONSULTATIONS

HDC Conservation: No Objection

The three sheds proposed to be demolished have no heritage significance and do harm to the setting of the listed building. I have no concern with their removal. The proposed replacement building reflects a traditional rural building associated with a historic farm and will not harm the setting of the adjacent listed building.

OUTSIDE AGENCIES

Southern Water: Comment

Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue, and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal.

PUBLIC CONSULTATIONS:

Representations:

None received.

Parish Comments:

Parish Council: Neutral.

Member Comments:

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

Design and Appearance:

Policy 32 of the HDPF states that good design is a key element in sustainable development and seeks to ensure that development promotes a high standard of urban design, architecture, and landscape. Policy 33 of the HDPF states that development proposals should make efficient use of land, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.

The proposal seeks to replace an existing garage and store building with a building which incorporates 3 garages and an attached store/workshop. The planning statement states that the justification for the proposal is that the existing garage comprises a prefabricated structure (precast concrete wall panels and cement fibre roof) which is showing signs of decay and the garage due to the size is not suitable for modern motor vehicles. The existing garage buildings had a footprint of approximately 22.63 sqm and 29.07 sqm. The proposed garage would have a total footprint of approximately 115 sqm. The proposed replacement buildings will provide an enhanced structure and sympathetic design due to its design and the materials, and will enhance the setting of the listed building, which is located in close proximity, better than the existing structures which are considered to have no heritage significance and cause harm to the listed building. The materials of plain clay tiles and timber boarding is considered to be appropriate for the setting. While the proposed garage and store would be larger in size and scale than the existing garages, it is considered that the design and appearance would be better suited for its location within the setting of the listed building and would keep a tidy appearance within the wider site.

Heritage Impacts:

Policy 34 of the Horsham District Planning Framework states that the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets.

The proposal seeks to replace the existing garages, these are not listed but are situated adjacent to a Listed Building. The HDC Conservation Officer noted that the three sheds to be demolished have no heritage significance and do harm the setting of the listed building. There are no concerns with the removal of these buildings. The proposed replacement building would reflect a traditional rural building associated with a historic harm and would not harm the setting of the adjacent listed building. The proposed replacement garage is considered to be an improvement over the existing structure, with a more sympathetic design and would not result in harm to the setting of the listed building.

Residential Amenity:

Policy 33 states development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.

The garage would replace existing garages sitting on a smaller footprint. Due to the location, there are several buildings that would restrict views from the wider area. The garage would be an adequate distance from the shared boundaries with adjoining neighbours. It is advised that the likely impact on neighbouring amenity would be limited. It is noted that no representations have been received as part of consultation of the application.

Highways

Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.

The planning statement highlighted that the existing garages due to their size is not suitable for modern motor vehicles. The proposed garage would be of a greater size and scale, and therefore is likely to be able to accommodate a modern sized vehicle. The proposed elevation plan shows two open bays and one closed bay available for the parking of vehicles, so three vehicles could be accommodated. The site is such, that if there were to be a need for additional parking provision, this could be facilitated in the area surrounding the garage or within the driveway of the listed building nearby. The existing use of the buildings were as garages, and the proposed would maintain the same use. As such, it is considered that there would be no highway impacts envisaged as a result of the proposal.

Water Neutrality:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

The application proposal relates to the erection of replacement garages, as such there are no changes to the existing water usage and water neutrality is not required to be demonstrated.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of:

- The development qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

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 new roof junctions at ridge, hips, valleys, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges, bonnet hip and valley tiles and hogs back or half round ridge tiles.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: All new and replacement rainwater goods shall be cast iron or cast aluminium or cast effect plastic.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

6 **Regulatory Condition**: The new windows fitted in the building hereby permitted shall have timber casements flush fitted with their frames.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

7 **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).

8 **Regulatory Condition:** The garage hereby permitted shall be used only as private domestic garage and workshop for the parking of vehicles and storage incidental to the use of the properties as dwellings and for no other purposes.

Reason: To ensure adequate off-street provision of parking in the interests of amenity and highway safety, and in accordance with Policy 40 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/25/0814
(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 plan	Proposed Side Elevations	16/24/10	30.04.2025
Elevation plan	Proposed Rear Elevation	16/24/11	30.04.2025
Block plan		NONE	30.04.2025
Location plan		NONE	30.04.2025
Site plan	General Arrangement Plan - As Existing	16/24/01	30.04.2025
Floor plan	Floor Plan - As Existing	16/24/02	30.04.2025
Roof plan	Garage 'B'	16/24/03	30.04.2025
Elevation plan	Garage 'A'	16/24/04	30.04.2025
Elevation plan	Existing	16/24/05	30.04.2025
Site plan	General Arrangement - As Proposed	16/24/06	30.04.2025
Floor plan	Floor Plan - As Proposed	16/24/07	30.04.2025
Roof plan	Roof Plan - As Proposed	16/24/08	30.04.2025
Elevation plan	Front Elevation - As Proposed	16/24/09	30.04.2025

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 22.07.2025

Authorising Officer sign/initial Tamara Dale Date: 19.08.2025