Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1063
Fossbrooks, 5 Parbrook, Billingshurst, West Sussex, RH14 9ET

DESCRIPTION:
Removal of shed and construction of timber garden room (Householder)

RELEVANT PLANNING HISTORY:

DC/25/0886	Part retrospective application for the replacement of 13 windows and 3 doors, replacement of existing fire places, removal of bathroom at first floor level with modern partitioning and reinstate bedroom 4, relocate bathroom door along corridor to other side of window. (Listed Building Consent).	Application Permitted on 23.07.2025

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

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

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:

Horsham District Council - Conservation:
Horsham District Council's Conservation Officer commented "the proposed garden building will not harm the setting of the listed building"

Historic England:
Historic England commented "Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the

merits of the application".

Natural England: Standing Advice:-
It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

Parish Comments:
At the Planning and Environment Committee meeting of 5th August 2025, the committee resolved to a NEUTRAL response to this application, in that they saw no cause for objection to the plans as submitted.

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:

This application is for the Removal of shed and construction of timber garden room (Householder) at Fossbrooks, 5 Parbrook, Billingshurst, West Sussex. Fossbrooks is a Grade II* Listed Building (indexed 1959) described by Historic England as "C16 timber-framed building with plaster infilling, ground floor rebuilt in painted brick. Tiled roof. Casement windows. Modern gabled porch. Two storeys. Three windows". The property does not sit within a Conservation Area nor is neighboured by other Listed Buildings. The surrounding area is of mixed character.

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

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 BILL 2 of BPNP advises that development should be of high quality that respects the character and rural feel of the parish. It should reflect the local scale and vernacular of the area and use materials that are in keeping to the character of the area.

The proposal sees the erection of a sun room in the rear corner of the garden in place of an existing shed. The sun room will be 4m by 3m and of a height 2.5m. The proposed sun room is to be finished in a light muted blue colour with white fenestration.

The proposal would be a clearly subservient addition 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.

Heritage Impact

Section 16, Paragraph 208 of the NPPF (2024) states that "[l]ocal planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.".

Policy 34 of the HDPF seeks to conserve, sustain and protect the cultural and heritage assets that are within the district. It ensures that development within conservation areas is consistent with the special character of buildings and areas of which they are located within. Areas and buildings that fall under conservation, Listed Building designations or are approximate to them will be protected from inappropriate development which will harm the character and setting of the area / building.

Following the comments of the Conservation Officer, it is not thought that there would be any impact on the Listed Building owing to the spacing from the principle building and the lightweight construction of the sunroom.

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 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 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/25/1063

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Existing and Proposed (House) and Proposed Garden Room	25/11	27.06.2025
Design & Access Statement	and Heritage	25/12	27.06.2025
Plans	Log Cabin Specification	NONE	27.06.2025
Plans	Colour Render of Log Cabin	NONE	27.06.2025
Location & Site plan	Existing and Proposed Site and Elevation Photos	25/10	27.06.2025

DELEGATED

Case Officer sign/initial	JBurrowes	Date:	19/08/2025
Authorising Officer sign/initial	RHERMITAGE	Date:	19.08.2025