



DELEGATED APPLICATIONS - ASSESSMENT SHEET

OFFICER CHECKLIST	
WEEK ONE (Date Valid)	18th March 2026
Check Neighbours	x
Check Consultations (including newts) / Press List	x
Check Description, Plans and Supporting Documents	x
Print and Display Site Notice (if required)	x
WEEK TWO (+7)	25th March 2026
Visit Site or request site visit photos (in accordance with Site Visit Guidance Note)	x
Draft HRA / AA if necessary. If the water statement is insufficient discuss with TL / PPO whether to discuss / accept amendments to the strategy.	N/A
Instruct Legal if s106 required (with prior TL / PPO agreement)	N/A
WEEK THREE (+14)	1st April 2026
If amendments are likely to be needed discuss with TL / PPO (N.B. Only minor amendments will be accepted in accordance with the Amendment Guidance). When requesting amendments give clear deadline (i.e. start of week 5).	N/A
WEEK FOUR (+21)	8th April 2026
If no amendments required, contact agent / applicant with update on progress.	x
Confirm whether delegated or committee decision (re: parish and neighbour representations)	x
WEEK FIVE (+28)	15th April 2026
14-day re-consultation letters to be sent on any amended plans	N/A
Prepare draft report	x
WEEK SIX (+35)	22nd April 2026
Check 35-day Cllr call-in for Committee	x
If decision based on original plans, report to be drafted and submitted for sign off	x
WEEK SEVEN (+42)	29th April 2026
If decision based on amended plans, report to be drafted and submitted for sign off	N/A
Reason for EOT	N/A

APPLICATION NO./ADDRESS:

DC/26/0479

Shuckers Farm House , Copsale Road, Maplehurst, West Sussex, RH13 6QY

DESCRIPTION:

Erection of a single storey side extension, detached garage with integrated pool house and swimming pool. (Householder Application).

RELEVANT PLANNING HISTORY:

DC/26/0480

Erection of a single storey side extension, detached garage with integrated pool house and swimming

Pending Consideration

pool. (Listed Building Consent).

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 34 - Cultural and Heritage Assets
Policy 41 - Parking

Nuthurst Parish Neighbourhood Plan 2015 - 2031

Policy 10 Housing Design

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

Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside

Parish Design Statement:

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:

Newt Officer: *Confirm that this is the correct version of the certificate and that the submission of the NatureSpace documents demonstrate that any impact the development may have had on great crested newts has been appropriately mitigated for. As previously discussed, the NatureSpace conditions will need to be added to the decision notice in verbatim in order to comply with the conditions of the council's licence and to allow the development to be authorised after planning permission has been obtained.*

Ecology: *No ecological objection subject to attached conditions.*

Conservation Officer: *No objection.*

Arboricultural Officer: *There are no arboricultural concerns associated with the above application.*

Southern water: *Insufficient Information provided.*

Parish Comments:

Nuthurst Parish Council: The Council objects to the proposal on the following grounds:

- In this case, the introduction of a flat roof extension and linking structure, together with the proposed materials, is considered incongruous and unsympathetic to the established character of the host building.
- The property is a Grade II listed thatched cottage of significant heritage value, and its architectural form and materials are fundamental to its significance. The proposed design neither preserves nor enhances this character.

- Furthermore, the proposed flat roof and material palette are inconsistent with the Council's guidelines.
- The development, by virtue of its design and scale, would appear visually discordant in this prominent location along Copsale Road and would detract from the setting of the listed building.
- While noting that the Conservation Officer has already commented on the scheme, the Parish Council maintains that the proposal represents an inappropriate form of development that fails to respect both local policy and the heritage significance of the site.

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:

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 visits. 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 extensions should not be disproportionate to the size of the existing dwelling, and should be in keeping with the scale and character of the existing dwelling. The policy also states that the cumulative impact of existing extensions will be taken into account. Furthermore, Policy 28 of the HDPF states 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.

Moreover Policy 34 of the HDPF aims to maintain that development should reinforce the special character of the district's historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques.

Additionally, Policy 10 of the Nuthurst Parish Neighbourhood Plan states that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings.

The proposal seeks planning permission for the erection of a single storey side extension, detached garage with integrated pool house and swimming pool. During the course of this application amendments were negotiated to bring the proposal to an acceptable standard for approval.

The Council's Conservation Officer raised concerns with the initial design of the proposed outbuilding which consisted of a shallow pitched roof to cover the footprint. It was considered that this design approach is reminiscent of suburban ancillary buildings, and an alternative roof design was requested that better reflects a traditional vernacular form. The revised design now consists of a double pitched roof with internal valley at the rear with lowered roof ridge as recommended by the Council's Conservation Officer. Following consultation with the Council's Conservation Officer the revised roof design for the outbuilding now better reflects a traditional rural building and it is now considered acceptable.

It is acknowledged that the proposed extension comprises of a modern contemporary design which includes a large area of flat roof. It is noted that the extension would be attached to the later rear wings of the house that is not historically significant, and no historic fabric will be disturbed. Whilst the use of flat roof is usually unsupported, in this case it will be set back from the principal elevation and would appear a subservient addition. Following consultation with the Council's Conservation Officer it is viewed that this design approach would not draw undue attention if detailed to have a sleek appearance. The proposal is considered acceptable providing the roof eaves line is minimised in perceived thickness and is as inconspicuous as possible. Raising the eaves level of the outbuilding whilst retaining the wall plates and roof structure in entirety is acceptable. This will allow the flat roof to sit beneath the thatched eaves and allow for unbroken eaves. The eaves level would only need to be lifted by eighteen inches or so and this will not have a harmful impact on its character. The Council's Conservation Officer is satisfied the brick walls can be demolished and replaced with modern construction behind a traditional weather boarding. This will reinforce the ancillary agricultural character of this building.

The proposed swimming pool, the re-configuration of the existing pond and the associated landscaping would be considered to be of acceptable size and suitably positioned within the application site.

The proposal is considered to 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 nor the setting of the listed building. 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.

Due to the orientation of the application site, 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.

Ecology

Policy 31 of the HDPF states that Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate. The Council will support new development which retains and /or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks.

Following consultation with the Council's Ecologist, it is considered that there is sufficient ecological information available to support determination of this application. The mitigation measures identified in the Precautionary Working Method Statement (Phlorum Limited, June 2026) and Preliminary Ecological Appraisal Version V2 (Phlorum Limited, June 2026), would be secured by a planning condition

requiring the measures to be implemented in full. Also, the reasonable biodiversity enhancement measures would need to be outlined within a separate Biodiversity Enhancement Layout which would be secured by a planning condition.

Additionally, the proposed development is subject to NatureSpace Great Crested Newt District Licensing Scheme. The proposed development would need to adhere to the terms and conditions of that licence, which has been secured by planning condition.

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 **Pre-Commencement Condition:** No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

Drawings to a scale not smaller than 1:5 fully describing:

- Roof details including sections through:
- flat roof perimeters

Reason: As this matter is fundamental 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 **Pre-Commencement (Slab Level) Condition:** Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected and Priority or threatened species, prepared by a suitably qualified ecologist in line with the recommendations in the Preliminary Ecological Appraisal Version V2 (Phlorum Limited, June 2026), shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

- 5 **Regulatory Condition:** The new clay 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).

- 6 **Regulatory Condition:** All new and replacement rainwater goods shall be cast iron or cast aluminium.

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:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015, as amended, the proposed detached garage with poolhouse hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling house, Shuckers Farm House, Copsale Road, Maplehurst (as identified on the approved plans) and shall not be used for any trade or business nor as a separate living accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policy 33 of the Horsham District Planning Framework (2015).

- 9 **Regulatory Condition:** The swimming pool hereby approved shall be for private use only in association with the occupation of Shuckers Farm House, Copsale Road, Maplehurst (as identified on the approved plans). The facilities shall not be used by visiting members of the public or for providing swimming lessons to the general public.

Reason: In the interests of amenity, to enable the Local Planning Authority to regulate and control the development and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 10 **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Precautionary Working Method Statement (Phlorum Limited, June 2026) and Preliminary Ecological Appraisal Version V2 (Phlorum Limited, June 2026), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the Precautionary Method Statement for mobile protected species in Section 5.21 of the Preliminary Ecological Appraisal Version V2 (Phlorum Limited, June 2026), which avoids impacts on protected species.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

- 11 **Regulatory Condition:** No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR177, or a 'Further Licence') and with the proposals detailed on plan: "Shuckers Farm House: Impact plan for great crested newt District Licensing (Version 1)" dated 6th May 2026.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the organisational licence (WML-OR177, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

NOTE TO APPLICANT

It is recommended that the NatureSpace Best Practice Principles are taken into account and implemented where possible and appropriate.

NOTE TO APPLICANT

It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the planning authority which permits the development to proceed under the District Licence (WML-OR177, or a 'Further Licence') are not licensed under the great crested newt District Licence. Any such works or activities have no legal protection under the great crested newt District Licence and if offences against great crested newt are thereby committed then criminal investigation and prosecution by the police may follow.

NOTE TO APPLICANT

Biodiversity Net Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Under Regulations 4, 5, 7 & 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 the statutory biodiversity gain condition required by Schedule 7A to the Town and Country Planning Act 1990 (as amended) does not apply in relation to planning permission for development which:

1. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (a hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric);

2. is the subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015;
3. is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain planning condition which applies in relation to another development (In determining whether a development is undertaken solely or mainly for this purpose, no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee);
4. consists of no more than 9 dwellings, is carried out on a site which has an area no larger than 0.5 hectares, and consists exclusively of dwellings which are self-build or custom housebuilding ("Self-build or custom housebuilding" has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended)).

In addition, the Biodiversity Gain Plan Condition does not apply to applications for major development made before 12 February 2024, or non-major development made before 2 April 2024.

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

Statutory exemptions and transitional arrangements

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at <https://www.gov.uk/guidance/biodiversity-net-gain>.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

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/26/0479

(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
Supporting Docs	Preliminary Ecological Appraisal by Phlorum dated June 2026	14034 V2	09.06.2026
Supporting Docs	Precautionary Working Method Statement by Phlorum dated June 2026	NONE V1	09.06.2026
Floor plan	Existing and Proposed Floor Plans (GF + FF)	3.08	18.03.2026

Location & Block plan	Location and Block Plan (Existing)	3.01	18.03.2026
Location & Block plan	Location and Block Plan (Proposed)	3.01.2	18.03.2026
Site plan	Existing Site Plan	3.02	18.03.2026
Floor plan	Existing Ground Floor Plan	3.03	18.03.2026
Elevation plan	Existing Elevations	3.04	18.03.2026
Site plan	Proposed Site Plan	3.05 REVISION A	15.04.2026
Floor plan	Proposed Ground Floor Plan	3.06	18.03.2026
Elevation plan	Proposed Elevations	3.07 REVISION A	15.04.2026
Supporting Docs	NatureSpace Great Crested Newt District Licensing Scheme Certificate	NSP1291HDC	13.05.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 25.06.2026

Authorising Officer sign/initial Tamara Dale Date: 29.06.2026