



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0633

78 Guildford Road, Horsham, West Sussex, RH12 1LY

DESCRIPTION:

Variation of Condition 1 of previously approved application reference DC/25/0882 (Erection of entrance gates) for an increase in the extent of the driveway within the front curtilage.

RELEVANT PLANNING HISTORY:

DC/25/0882	Erection of entrance gates.	Application Permitted on 17.10.2025
DC/25/0880	Erection of a single storey rear extension.	Application Permitted on 23.07.2025
DC/25/0881	Erection of a second floor loft conversion with 2no. pitched roof dormers to the rear (Lawful Development Certificate - Proposed).	Application Permitted on 04.08.2025

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 40 - Sustainable Transport
Policy 41 - Parking

Horsham Blueprint Business Neighbourhood Forum

Policy HB3: Character of Development
Policy HB4: Design of Development

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

Policy 19: Development Quality
Policy 20: Development Principles
Policy 25: Parking

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 Arboricultural Officer: There are no trees of high landscape value or merit within, or within influencing distance of, the area of soft ground proposed to be altered to create a larger parking area at the property. Subject to the undeveloped area to the north of the Oak (subject to a TPO at the

property) remaining free from development, no arboricultural concerns are raised regarding the scheme as proposed.

WSCC Highways: No objection. The proposed amendments are considered minor in nature and acceptable from a highway safety perspective. It is concluded that the development would not result in an unacceptable impact on highway safety or the operation of the highway network, and there are no transport grounds to resist the proposal.

Parish Comments:

No comment

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 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 HB3 of the Horsham Blueprint Business Neighbourhood Plan states that development is expected to preserve and enhance the Character Area in which it is located. The design of new development should take account of local context and reflect the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area. Policy HB4 continues that development is expected to demonstrate a high quality of design, which responds and integrate well with its surroundings.

78 Guildford Road is a detached dwelling within the built-up boundary area of Horsham. The dwelling benefits from a large residential curtilage, with extensive foliage, and is set back from Guildford Road. The application seeks a minor amendment to a previously approved scheme, comprising the replacement of a previously approved soft lawned landscaped area with a permeable gravel surface. All other aspects of the approved development remain unchanged.

The amendment would increase the area of hardstanding available within the site, resulting in the loss of a grassed area between the dwelling and the previously approved hardstanding. It is considered that the siting and extent of the landscaped area lost would not have any wider adverse impacts.

There would remain an area of soft landscaping to the frontage, with this considered sufficient to ensure the development appropriately integrates with its surroundings.

It is noted that a mature Tree Preservation Order (TPO) Oak is located within the front curtilage of the site. The Council's Arboricultural Officer has reviewed the proposal and raises no objection, subject to the retained tree remaining unaffected by the development.

Accordingly, the amendment is not considered harmful to the character or appearance of the site or its surroundings and accords 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 amendment to the proposed driveway and the resulting relationship with neighbouring properties would be sufficient to prevent any unacceptable harm to neighbouring amenity, in accordance with the above policy.

Impact on Highways

WSCC Highways commented that proposed amendments are considered minor in nature and acceptable from a highway safety perspective. It is concluded that the development would not result in an unacceptable impact on highway safety or the operation of the highway network, and there are no transport grounds to resist the proposal.

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 must be commenced by the 17.10.2028.

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 proposed 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).

- 4 **Regulatory Condition:** Where the proposed post holes required to support the gate fall within the Root Protection Area (RPA) of the protected tree on the property, identified as T1 Oak under TPO/1591, the works shall be completed in the following sequence:

- Any excavations within the RPA shall be undertaken carefully using hand-held tools.
- If any roots are exposed during the works, they shall be immediately wrapped or covered to prevent desiccation and to protect them from rapid temperature changes. Any wrapping shall be removed prior to backfilling, which should take place as soon as possible.
- Prior to backfilling, any retained roots shall be surrounded with topsoil or uncompacted sharp sand (builders' sand shall not be used because of its high salt content, which is toxic to tree roots), or another loose inert granular fill, before the soil or another suitable material is replaced. This material shall be free from contaminants and other foreign objects potentially injurious to tree roots.
- The post holes shall be lined with a non-permeable material or sheath (e.g. a plastic membrane) to protect the soil and any adjacent roots from the potentially toxic effects of uncured concrete.

Reason: To ensure that the tree subject to Tree Preservation Order No. 1591 is appropriately protected throughout the works, in accordance with Policy 33 of the HDNPF, which seeks the successful retention of important trees on development sites.

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/26/0633

(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
Block plan	Block Plan	674/15 Rev E	11.05.2026
Photos		none	10.07.2025
Roof plan	Existing	674/02	28.05.2025
Elevation plan	Existing	674/03	28.05.2025
Location plan		674/16	28.05.2025
Floor plan	Existing	674/01	28.05.2025
Elevation plan	Proposed gates	674/08	11.09.2025
Supporting Docs	Application Form	NONE	28.05.2025

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 07.07.2026

Authorising Officer sign/initial Guy Everest Date: 08.07.2026