Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1426
Gerston Hall, Greyfriars Lane, Storrington, West Sussex, RH20 4HE

DESCRIPTION:
Erection of a single storey garage.

RELEVANT PLANNING HISTORY:

PE/26/0152. Erection of a garage and other associated works. Advice letter 02.06.2026

DESCRIPTION OF THE SITE

Gerston Hall is a substantial detached two-storey dwelling set within substantial grounds which fall within the Storrington Conservation Area. Gerston Hall (formerly known as St Joseph's Hall) is a Grade II Listed Building constructed in the Arts and Crafts style set within extensive grounds, which includes stables, outbuildings, cottages providing staff housing and service buildings and agricultural land. The applicant's ownership extends to approximately 6.8 hectares of land.

The site is outside of, although adjacent to, the southern boundary of the Storrington BUAB, and is a countryside location. The site is outside (north) of the boundary of the South Down National Park. Access is via a driveway leading from the west side of Greyfriars Lane. The dwelling is situated in the centre of a large expanse of open land. North of the dwelling lies a brick wall dividing the garden of Gerston Hall from the adjacent vineyard. Greenhouses are situated to the west of the walled garden.

To the west of the greenhouses lies a service yard which includes two attached cottages and garaging. The cottages are of a similar design to that of main dwelling and the garages are constructed of tile hung slates with wooden pillar posts between the bays. Immediately to the south of this outbuilding complex is a low-walled enclosure of early 21st-century origin, featuring modern buttress details and a timber entrance gate. This enclosure used to protect a pond which was filled at some point after 2006 leaving the enclosure as seen today.

The estate is relatively well screened along its western boundary by a woodland area, with further trees and vegetation situated along the southern and eastern boundaries. The site is bordered to the north by the Storrington Priory Vineyard, whilst the north-eastern boundary is adjacent to residential uses and Storrington Tennis Club.

Adjacent to the northern boundary of the main dwelling is Storrington Priory Vineyard, an established commercial business, which although managed on a distinct title operates in functional tandem with the Gerston Hall estate holding. The daily land management, maintenance, and harvesting of the vineyard rely on specialised agricultural machinery, currently routed and stored across the service areas of the main site due to the absence of dedicated covered facilities.

DESCRIPTION OF THE APPLICATION

Permission is sought to erect a single storey garage. The proposed building is to be located to the south of the existing outbuilding complex and to use an existing partially walled area. The proposal involves the removal of the low-walled enclosure previously constructed 2001-2009 around a now filled-in pond. The existing entrance gate to the enclosure however features quality joinery which will be carefully reclaimed and preserved on-site.

The proposed garage is designed in a traditional rural style, oak feather edge weatherboarding over an untreated oak frame. The roofing to be hipped pitched, to match existing outbuildings, using red clay hand made plain tiles, with tile hanging to gablets. Oak boarding doors to the east (front) and west (rear) elevations, with dark stained timber windows to the sides (south and north), and agricultural 1000 litre water butts. The garage width at the front measures 12.7m to serve 4 vehicle bays with a depth of 6.45m and with an additional rear (west) double bay garage with direct access west onto the vineyard and open farmland. Ridge height no higher than the adjacent annexe building to the north.

The site is functionally linked to a productive working vineyard (Storrington Priory Vineyard). The vineyard is an established operational enterprise, with wine produced locally, with farm machinery currently stored in the open. The proposed garage is seeking to address this by providing a purpose-built garage to house both private vehicles in association with Gerston Hall, accessed via the east elevation from the existing paved driveway. Whilst the western elevation would accommodate the agricultural and estate management bays, taking direct access from an existing grass track.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 10 - Rural Economic Development
Policy 11 - Tourism and Cultural Facilities
Policy 24 - Strategic Policy: Environmental Protection
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 30 - Protected Landscapes
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 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 40 - Sustainable Transport
Policy 41 - Parking

Horsham District Local Plan (2023-40):
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 14: Countryside Protection
Strategic Policy 16: Protected Landscapes
Strategic Policy 17: Green and Blue Infrastructure and Biodiversity
Strategic Policy 19: Development Principles
Strategic Policy 21: Heritage Assets and Managing Change within the Historic Environment
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Policy 31: Rural Economic Development

Policy 32: Conversion of Agricultural and Rural Buildings to Commercial, Community and Residential Uses
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)

Storrington Sullington and Washington Neighbourhood Plan 2018-2031:
Policy 6: Development in Storrington Village Centre
Policy 14 Design

Parish Design Statement:
Storrington & Sullington Parish Design Statement

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:

HDC Arboricultural officer: Advice with conditions recommended

HDC Conservation: No Objection with conditions recommended

PUBLIC CONSULTATIONS:

Representations:
None received

Parish Comments:
Storrington and Sullington 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

Principle of Development:

Policy 26 of the HDPF states the rural character and undeveloped nature of the countryside will be protected against inappropriate development; development should not lead to a significant increase in the overall level of activity and should protect the characteristics of the landscape.

The proposal seeks to erect a single storey garage to be used for storage of vehicles associated with the residential dwelling and for existing adjacent vineyard / agricultural purposes, as such the proposal is not anticipated to increase the level of activity in the countryside. The proposal is acceptable in principle subject to detailed considerations below

Design, Appearance and Heritage:

Policy 21 (Heritage Assets and Managing Change within the Historic Environment) of the Horsham District Local Plan (2023-40) states that the Council will preserve and enhance its historic environment through positive management of development affecting designated and non-designated heritage assets, and their settings.

Policy 45 (Replacement Dwellings and House Extensions in the Countryside) of the Horsham District Local Plan (2023-40) states that outside defined built-up areas, house extensions, replacement dwellings and outbuildings will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling.

Policy 19 (Development Principles) of the Horsham District Local Plan (2023-40) states that high-quality and inclusive design for all development in the District will be required based on a clear understanding of the local, physical, economic, environmental and policy context. In order to conserve and enhance the natural and built environment, and deliver beautiful and sustainable buildings and places, where relevant, development should be designed in accordance with the following principles.

Policy 28 of the HDPF (2015) 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.

Policy 25 of the HDPF (2015) states that the natural environment and landscape character of the district, including landscape, landform and development pattern, together with protected landscapes and habitats will be protected against inappropriate development. 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 34 of the HDPF (2015) states, inter alia, that the council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Development will not be permitted which would have an adverse impact on the setting or special architectural character or appearance of a listed building.

Policy 14 (Design) of the SSW Neighbourhood Plan 2018-2031 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 and landscape.

The proposed garage is designed in a traditional rural style using materials to match the adjacent buildings on site and appropriate to the local area. The garage would be sited between the house and the outbuildings but would, due to its roof and design have a clear link with the service buildings. The

retention of the oak tree would help to reinforce the appreciation of the main building as the principal structure.

The front (eastern) elevation of the proposed garage, housing the domestic garage bays, opens directly onto the established paved driveway serving the day-to-day vehicular needs of Gerston Hall. Whilst the western elevation would accommodate the larger agricultural and estate management bays, taking direct access from an existing grass track. This dual-sided entrance approach ensures that heavier machinery and vineyard equipment can access the west side of the garage without encroaching on the formal domestic driveway and eliminates the need for any new hardstanding or track creation across the site.

The height and appearance of the garage building will appear reminiscent and subservient to the adjacent buildings on site and following consultation with HDC Conservation it is considered that the proposal, with conditions recommended below, will not harm the historic interest of the listed building, or the setting within the conservation area, in accordance with development plan policies.

Trees and Landscaping:

A Tree Survey, Arboricultural Method Statement with Protection Plan (dated 07/07/26) accompanies the application to facilitate the long-term protection and of the Root Protection Area (RPA) of the mature oak tree located nearby to the south. Also, due to the dual-access layout for the agricultural equipment bays there is a necessitated removal of a single semi-mature Silver Birch tree. The Arboricultural report confirms that this loss is proposed to be mitigated through a compensatory replacement planting, with a minimum of two replacement trees, and to replant up to five Silver Birch trees. This approach would ensure that the loss of the single specimen is more than compensated for.

The HDC Arboriculture team have been consulted with respect to the development requiring the removal of an early mature silver birch and the construction close to/within the edge of the Root Protection Area (RPA) of an adjacent Turkey oak, and comment that the site is currently subject of significant landscape restoration/enhancement works including tree planting. The loss of the birch tree will be compensated for by the wider scheme of landscape/tree planting currently being undertaken.

It is considered that the submitted tree survey, AIA and AMS does propose reasonable steps to ensure the protection of the Turkey oak from the construction and associated development process/drainage connection requirements. HDC Arboriculture are satisfied that the tree can be reasonably conserved subject to implementation of the proposed tree protection measures, which can be ensured through condition of compliance to the AMS and Tree Protection Plan (dated 07/07/2026).

Residential Amenity:

Strategic Policy 19 of the HDLP states that development should provide and retain a good standard of amenity for existing and future occupants of the proposed site. Proposals should avoid unacceptable harm to the amenity of existing and future occupiers or users of nearby property and land, for example due to overlooking, overdominance or overshadowing, light pollution, noise, odour and/or vibration, and having regard to the sensitivities/impacts of surrounding development.

Policy 33 of the HDPF (2015) 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.

The site is functionally linked to a productive working vineyard (Storrington Priory Vineyard). The vineyard is an operational enterprise, with wine produced locally, with farm machinery currently stored in the open. The proposed garage is seeking to address this by providing a purpose-built garage to house both private vehicles and machinery. The siting, scale and use of the garage would not be expected to result in any unacceptable harm to neighbouring amenity above and beyond the existing activities at the site.

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

- Under the August 2026 small sites legislation the development qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024, while voluntarily securing a net enhancement in green infrastructure and habitat value.

Conclusions:

The proposal is considered compliant to the relevant policies of the Horsham District Planning Framework (2015) and Horsham District Local Plan (2023-40).

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**: All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement [J.A. Consulting, TPP, Dated 07/07/2026].

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

4 **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).

5 **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).

6 **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).

7 **Regulatory Condition**: The garage building hereby permitted shall be used for purposes ancillary to the occupation and enjoyment of the dwelling Gerston Hall, and for storage of vehicles associated with Storrington Priory Vineyard, only, and shall not be used as an independent separate unit of accommodation or for commercial purposes.

Reason: The establishment of an additional independent unit of accommodation or commercial use 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 Policies 26, 32 and 33 of the Horsham District Planning Framework (2015).

8 **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/26/1426

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		GHS/221 REV P3	21.09.2026
Site plan		GHS/222 REV P4	21.09.2026
Elevation & Floor plan	Proposed ground and roof	GHS/223 REV P5	21.09.2026
Tree plan	AIA/AMS	TPP01 dated 07/07/2026	04.09.2026
Plans	Surface water disposal	GHS/224 REV P3	22.09.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 10.11.2026

Authorising Officer sign/initial RHERMITAGE Date: 16.11.2026