Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

OFFICER CHECKLIST	
WEEK ONE (Date Valid)	**7th February 2025**
Check Neighbours	17/02/2025
Check Consultations (including newts) / Press List	17/02/2025
Check Description, Plans and Supporting Documents	17/02/2025
Print and Display Site Notice (if required)	N/A
WEEK TWO (+7)	**14th February 2025**
Visit Site or request site visit photos (in accordance with Site Visit Guidance Note)	12/03/2025
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)	**21st February 2025**
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)	**28th February 2025**
If no amendments required, contact agent / applicant with update on progress.	
Confirm whether delegated or committee decision (re: parish and neighbour representations)	**Delegated**
WEEK FIVE (+28)	**7th March 2025**
14-day re-consultation letters to be sent on any amended plans	**N/A**
Prepare draft report	**12/03/2025**
WEEK SIX (+35)	**14th March 2025**
Check 35-day Cllr call-in for Committee	**N/A**
If decision based on original plans, report to be drafted and submitted for sign off	**27/03/2025**
WEEK SEVEN (+42)	**21st March 2025**
If decision based on amended plans, report to be drafted and submitted for sign off	
Reason for EOT	

APPLICATION NO./ADDRESS:

DC/25/0190
11 Guildford Road, Horsham, West Sussex, RH12 1LU

DESCRIPTION:

Erection of a carport to the front of the house.

RELEVANT PLANNING HISTORY:

DC/23/0130	Erection of a single storey side and rear extension.	Application Permitted on 06.04.2023
DC/23/1861	Erection of a detached carport to the front of the	Application Refused on 17.01.2024

dwelling

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 34 - Cultural and Heritage Assets
Policy 40 - Sustainable Transport
Policy 41 - Parking

Horsham Blueprint Business Neighbourhood Plan 2019-2036 Policy
HB3: Character o
f Development Policy
HB4: Design of Development

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:

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.

INTERNAL CONSULTATIONS

HDC Arboricultural Officer: No response received

OUTSIDE AGENCIES

WSCC Highways: No Objection

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

PUBLIC CONSULTATIONS:

Representations:

1 letter of Support have been received and stating they have no objections to the proposal.
Parish Comments:

Denne Neighbourhood Parish Council: No Objection providing that the hedge is retained.

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

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 NP states that development is expected to make a positive contribution to the visual impact of the main highway approaches into the Area, which includes Guildford Road. Policy HB4 of the NP further states that development is expected to demonstrate a high quality of design, which responds and integrates well with its surroundings.

The application site and immediate surrounds are primarily characterised by detached dwellings which feature a consistent building line with spacious front areas. The street scene is generally verdant with front boundaries featuring established hedgerows and trees. A general characteristic of the road is that front gardens are free of significant built structures, with glimpsed views of the front elevations of the properties (uncluttered by garages) possible through the site frontages.

This application follows that of a dismissed appeal, under application reference DC/23/1861 (appeal reference APP/Z3825/D/24/3339482) for a similar structure but that which featured a pitched roof. The appeal concluded that the development would appear as an over dominant structure, where its forward siting would be out of character with the predominant pattern of development in the local area. The Inspector was not persuaded that it would be possible to construct the car port with the hedge remaining in place or without causing damage at the time of construction or affecting its future health. The Inspector was also not convinced that there would be an appropriate relationship between the siting of the car port and the frontage hedge to ensure its protection and retention.

While the proposed building would now feature a flat roof and a lower overall height, its general location remains, and it would still be sited in close proximity to the front boundary of the site. In comparison to the previous application, its location has moved by 1000mm from the hedge proximity. It is however considered that this would still introduce a mass and bulk that could be readily seen along Guildford Road. The forward siting would be out of character with the predominant pattern of development in the local area, and the proposal would detract from the general character and build pattern in this locality.

The submitted plans still indicate that the existing hedge would screen the proposal from view. It remains to be considered that this arrangement would not overcome the identified harm. Vegetation cannot be relied upon to be a permanent feature in the streetscene and it could not be conditioned to be retained permanently at a height in excess of 3 metres or over any extended period of time. It is also not apparent that the construction of the building in the proposed proximity to the hedge would not

impact on its future health. The retention of the existing frontage planting would not therefore mitigate the visual impact nor incongruity with the development pattern which would arise from a front garage in this location.

It is acknowledged that no. 52 (opposite the application) features a detached front garage building granted planning permission in 1994 under ref: HU/21/94. This property, and those to the north of Guildford Road, feature deeper front gardens than those to the south, which allows the structure to be sited further away from the front boundary of the site. This siting and the resulting visual impact contrasts with that which would arise from the current application at no. 11. The presence of a front garage to no. 52 would not therefore set any form of binding precedent for future proposals in the vicinity.

It is therefore considered that the proposal, by reason of its siting and design, would appear as an intrusive and incongruous addition along the frontage, which would fail to reflect the settlement pattern and build characteristics of the immediate surroundings. The proposal would therefore be out of the keeping with the prevailing character of the location and would detract from the visual amenities of the street scene, contrary to Policies 25 and 33 of the Horsham District Planning Framework (2015) and Policies HB3 and HB4 of the Horsham Blueprint Business Neighbourhood Plan 2019-2036.

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 proposal and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity, in accordance with the above policy.

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 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Conclusion

The proposed building, by reason of its siting and design, would appear as an intrusive and incongruous addition along the frontage, which would fail to reflect the settlement pattern and build characteristics of the immediate surroundings. The proposal would therefore be out of the keeping with the prevailing character of the location and would detract from the visual amenities of the street scene, contrary to Policies 25, 32 and 33 of the Horsham District Planning Framework (2015) and Policies HB3 and HB4 of the Horsham Blueprint Business Neighbourhood Plan 2019-2036.

Recommendation: Application Refused

Reason(s) for Refusal:

1. The proposed building, by reason of its siting and design, would appear as an intrusive and incongruous addition along the frontage, which would fail to reflect the settlement pattern and build characteristics of the immediate surroundings. The proposal would therefore be out of the keeping with the prevailing character of the location and would detract from the visual amenities of the street scene, ontrary to Policies 25, 32 and 33 of the Horsham District Planning

Framework (2015) and Policies HB3 and HB4 of the Horsham Blueprint Business Neighbourhood Plan 2019-2036.

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/25/0190
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Elevations and Street Scene	A02 Rev P1	07.02.2025
Location & Site plan	Proposed Location and Site Plans	A03 Rev P1	07.02.2025
Elevation & Floor plan	Proposed Carport Plans and Elevations	A01 Rev P1	07.02.2025

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 27/03/2025

Authorising Officer sign/initial Tamara Dale Date: 03/04/2025