



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/2021

St George, Brighton Road, Woodmancote, Henfield, West Sussex, BN5 9ST

DESCRIPTION:

Erection of home office accommodation above the existing detached triple garage with the installation of 3no. dormers to the south elevation.

RELEVANT PLANNING HISTORY:

DC/21/2016	Erection of domestic garage/store and forecourt (Lawful Development Certificate - Proposed).	Application 15.11.2021	Refused	on
DC/21/2565	Erection of a garage/store and forecourt (Lawful Development Certificate - Proposed).	Application 17.12.2021	Permitted	on
DC/21/2776	Demolition of existing detached house and erection of a replacement dwelling including construction of an altered driveway.	Application 15.02.2022	Permitted	on
DC/22/0709	Erection of a detached equipment and hay store, creation of yard area and sand school and associated access.	Application 23.11.2022	Permitted	on
DC/23/0372	Variation of Condition 1 of previously approved application DC/22/0709 (Erection of a detached equipment and hay store, creation of yard area and sand school and associated access) Variation sought to allow for redesign and relocation of the approved building and sand school.	Application 11.10.2023	Permitted	on

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

Woodmancote Parish Neighbourhood Plan (WPNP) 2016 - 2031:

Policy 3 – Design

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

Policy 9: Water Neutrality

Policy 17: Green Infrastructure and Biodiversity

Policy 19: Development Quality

Policy 20: Development Principles

Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

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:

Parish Comments:

None received

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 erection of home office accommodation above the existing detached triple garage with the installation of 3no. dormers to the south elevation at St George Brighton Road Woodmancote Henfield. St George is a large, detached dwelling sited amply away from Brighton Road which itself was approved under DC/21/2776.

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

Policy 28 of the HDPF 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.

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 3 of the WPNP also concerns the design language of the building. This policy aims to ensure the scale and appearance of developments are in-keeping to the surrounding buildings, plot sizes and aesthetic of the area.

The garage was originally sited under lawful development certificate DC/21/2565 (Erection of a garage/store and forecourt) and was permitted 17/12/2021. This application seeks to add a new roof which contains habitable space for the purposes of a home office. The proposal would result in the single-storey garage being increased to 1.5 stories with new gable ended roof erected with three dormers to the southern pitch. This would be a large increase to the scale of the garage increasing in height from 2.5m to 6.5m. However, given the dwellinghouse which sits in relation to the garage, the increase in height is thought acceptable and would not unduly affect the hierarchy of the buildings.

The proposal will be conditioned to remain ancillary to St George's to protect the neighbouring amenity and prevent splintering.

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.

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 work 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).

- 4 **Regulatory Condition:** The outbuilding hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of St. George, Brighton Road, Woodmancote, Henfield as a dwelling and shall not be used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 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/25/2021

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan	Location Plan	21-10-40	26.11.2025
Site plan	Site Layout Plan	21-10-41	26.11.2025
Floor plan	Ground Floor Plan	21-10-42	26.11.2025
Elevation plan	Existing North Elevation	21-10-43	26.11.2025
Elevation plan	Existing South Elevation	21-10-44	26.11.2025
Elevation plan	Existing East Elevation	21-10-45	26.11.2025
Elevation plan	Existing West Elevation	21-10-46	26.11.2025
Elevation plan	Proposed North Elevation	21-10-47	26.11.2025
Elevation plan	Proposed South Elevation	21-10-48	26.11.2025
Elevation plan	Proposed East Elevation	21-10-49	26.11.2025
Elevation plan	Proposed West Elevation	21-10-50	26.11.2025
Section plan	Typical Section	21-10-51	26.11.2025
Floor plan	Proposed Home Office Floor Plan	21-10-52A	05.02.2025

DELEGATED

Case Officer sign/initial JBurrowes Date: 06/02/2026

Authorising Officer sign/initial RHERMITAGE Date: 10.02.2026