



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/2138

The Hatch, Kent Street, Cowfold, West Sussex, RH13 8BG

DESCRIPTION:

Erection of an ancillary building to be used as a private garage.

RELEVANT PLANNING HISTORY:

DC/19/1450	Change of use of part of the existing agricultural land to garden land, together with the erection of a single-storey side extension and conversion of existing barn to habitable living space	Application Permitted on 23.09.2019
DC/23/0593	Erection of a single storey rear extension and single storey side extension. Demolition of pool house and erection of replacement pool house with gym. Extension to garage to form 4no bays and office/storage space over.	Application Permitted on 18.07.2023
DC/23/2061	Variation of Condition 1 of previously approved application DC/23/0593 (Erection of a single storey rear extension and single storey side extension. Demolition of pool house and erection of replacement pool house with gym. Extension to garage to form 4no bays and office/storage space over) Internal alterations and extension of ground floor area.	Application Permitted on 10.01.2024
DC/24/0177	Variation of Condition 1 of previously approved application DC/23/0593 (Erection of a single storey rear extension and single storey side extension. Demolition of pool house and erection of replacement pool house with gym. Extension to garage to form 4no bays and office/storage space over) Relating to materials and finishes.	Application Permitted on 24.04.2024

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 40 - Sustainable Transport

Policy 41 - Parking

Wineham And Shermanbury Plan 2014 – 2031

Policy 2: Protect and Enhance Biodiversity

Policy 4: Location and Setting

Policy 5: 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 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:

HDC Arboricultural Team:

Initial Consultation (19/01/26) – Advice/ Modification/ More Information:-

The application is not accompanied by a tree survey or AIA. The garage is proposed to be in a position partially within the recommended minimum root protection areas (RPA's) for two adjacent mature oak trees that make a positive contribution to the character of the lane. I recommend that the garage either be re-positioned, following arboriculturist input, outside of the key rooting constraints posed by the oak trees at/adjacent to the site, or an above ground form of engineering, specified in accordance with the relevant design standard – BS5837:2012 Trees in relation to design, demolition and construction – Recommendations be considered for construction of the foundation slab entirely above existing ground levels, supported on mini piles.

Further Consultation (25/06/26) – No Objection. The revised garage siting and orientation remains in a position partially within the recommended minimum root protection areas (RPA's) of adjacent mature oak trees. The siting is now proposed wholly within the existing extent of hardstanding and to be constructed by use of screw piling with no additional subbase/excavation requirements. This amendment is in accordance with earlier recommendations for modification and is acceptable in principle to minimise foreseeable impacts on the rooting of the nearest oak trees at/adjacent to the site.

Parish Comments:

Shermanbury Parish Council

Initial Consultation (19/01/26) – No Objection

Further Consultation (25/06/26) – No Objection

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 Hatch is a sizeable detached two storey dwellinghouse, situated outside of any Built-up Area Boundary and is therefore within the countryside for planning policy purposes. The application seeks consent for the erection of an ancillary building to be used as a private garage. Following concerns raised by HDC's Arboricultural Team, revisions to the scheme were made, comprising the alteration of the garage's position and scale.

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 7 of the W.A.S.P states development should be designed to a high quality which positively responds to the heritage, tranquillity and distinctive rural character and respects the identity of the local context, by way of; height, scale, spacing, layout, orientation, design and materials of buildings. Development should also respect the natural contours of a site and protect and sensitively incorporate natural features such as trees, hedges, watercourses and ponds within the site. Policy 5, Design, states development proposals should ensure that the design is in keeping with the prevailing character of the surrounding area.

The proposed detached garage will be sited forward of the principal elevation, in the southwest corner of the site. The proposed building with a square footprint and a pyramid hipped roof, will measure approximately 8m in width, 8m in depth, have an eaves height of 2.4m and an overall ridge height of 5m. The external walls would be finished in horizontal timber cladding or anthracite coloured steel sheets. A single pedestrian door and window is proposed on one side elevation, and the roof would be finished in clay effect concrete tiles.

Whilst there is already an outbuilding present, given the property had a sizeable curtilage, there will be no issues of overdevelopment of the site, with the proposed building sited appropriately in relation to the main dwelling. Its single storey nature would be clearly subservient addition, with the development screened by the mature hedging and trees on the southern boundary, which include mature oak trees. Following the revisions of the scheme, the council's HDC Arboricultural Team no longer raise an objection, subject to the compliance of the Arboricultural Impact Assessment & Method Statement.

In conclusion, the proposal 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.

The proposed outbuilding is single storey in scale, and its siting and design would ensure an acceptable relationship with neighbouring properties, who are located a sufficient distance from the application site. As such, it is not considered that the proposal would result in any unacceptable harm to the amenity of neighbouring occupiers.

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.

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 approved plan, PLA005 F03, received 17.06.2026.

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 used solely for purposes ancillary to the occupation and enjoyment of The Hatch, Kent Street (as identified on the approved plans) as a dwelling. The outbuilding shall not be used for any other purpose(s) within the prior express consent of the Local Planning Authority.

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 Policies 26 and 33 of the Horsham District Planning Framework (2015).

- 5 **Regulatory Condition:** All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement, ROAVR Group, Arboricultural Impact Assessment and Method Statement ref: 26_5837_01_104 revision 1.1 dated 15/04/26, received 17.06.2026.

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).

NOTE TO APPLICANT

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.

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/25/2138

(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 Statement	Planning statement	NONE	19.12.2025
Supporting Statement	Arboricultural Impact Assessment & Method Statement	26_5837_01_104 REV 1.1	17.06.2026
Location plan	Location Plan	PLA001 REV F03	17.06.2026
Site plan	Site Plan - Existing and Proposed	PLA002 REV F03	17.06.2026
Floor plan	Ground Floor Plan & Roof Plan Proposed	PLA004 REV F03	17.06.2026
Block plan	Block Plan Proposed	PLA003 REV F03	17.06.2026
Elevation plan	Elevations Proposed	PLA005 REV F03	17.06.2026

DELEGATED

Case Officer sign/initial Sam Nye Date: 10/07/2026

Authorising Officer sign/initial Guy Everest Date: 15.07.2026