



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0801

1 Motto Cottages, Sandhills Road, Barns Green, West Sussex, RH13 0PU

DESCRIPTION:

Erection of new garage.

RELEVANT PLANNING HISTORY:

DC/21/1840	Variation of condition 2 of previously approved application reference DC/19/2318 (Erection of a two storey rear and side extension) (Appeal Reference - APP/Z3825/D/20/3249095) to allow for the addition of 2no first floor windows to the side / north elevation.	Application Permitted on 21.10.2021
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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 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets

Policy 41 - Parking

Barns Green and Itchingfield Neighbourhood Plan 2024 - 2031

Policy 12 – Design Parameters

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

Policy 19: Development Quality

Policy 20: Development Principles

Policy 21: Heritage Assets and Managing Change within the Historic Environment

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: The development proposals at the property do not appear to adversely impact any trees of high merit, or significant landscape value. As such, no Arboricultural concerns are raised with the scheme; please determine as you see fit.

HDC Conservation Officer: No objection.

NatureSpace (District Newt Licence): It is considered that the proposed development would present a low risk to great crested newts and/or their habitats. However, as the development is within the

amber Impact Risk Zone, as modelled by district licence mapping, I recommend that the following informative should be attached to planning consent.

Archaeology Consultant: The site is within an Archaeological Notification Area DWS8996- Barns Green Village Historic Core. However, the proposed garage is not large and does not require extensive or deep excavations and so as it is unlikely that significant archaeological remains will be disturbed, we have no archaeological concerns.

Parish Comments:

Itchingfield Parish Council: The Parish Council acknowledges that representations have been received both in support of and against this application. Having carefully considered the views expressed, the Parish Council has resolved that they do not object to this application.

Representations:

2 representations have been received supporting the application for the following reasons: -

- As the immediate neighbour, I have no objections and support the application.
- Fully support application, proposed garage sits adjacent to a garage of a similar design in the Grade 2 Listed neighbouring property. It will be visible but not considered to have any detrimental effect on surrounding properties.

1 representations have been received, objecting to the application for the following reasons: -

- The proposal cannot properly be assessed as merely "a garage"; it must be assessed alongside the substantial enlargement already approved and implemented.
- The current application proposes a substantial detached building occupying the very side area whose openness formed part of the Inspector's reasoning for previous Appeal Decision.
- The cumulative effect would materially reduce the openness that previously allowed the Inspector to conclude there would be no unacceptable visual impact.
- When viewed together with the extensive enlargement already undertaken, the proposal would result in an excessive concentration of built development within what was originally a modest semi-detached cottage plot.
- The cumulative built form is therefore harmful to the character of the site and inconsistent with the pattern of development in the locality.
- The neighbouring historic outbuilding should not be treated as establishing a precedent for introducing a further substantial building immediately alongside it.
- the proposal has the potential to create an overbearing presence;
- reduce openness;
- increase overshadowing during parts of the day;
- adversely affect outlook from neighbouring land.
- If the existing drawings do not accurately represent the current site, request that updated plans are submitted before the application is determined.
- Should planning permission be granted, respectfully request that conditions are imposed restricting the building to purposes incidental to the enjoyment of the dwellinghouse only.

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 obtained during site visit. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policies 32 and 33 of the Horsham District Planning Framework (HDPF) 2015 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.

Furthermore, Policy 34 of the HDPF states that proposals are required to reinforce the special character of the district's historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques.

Policy 12 of the Barns Green and Itchingfield Neighbourhood Plan aims to maintain that as appropriate to their scale, nature and location development proposals will be supported where their character and design meets the following criteria:

1. Are of high-quality design and layout;
2. Contribute positively to the private and public realm to create a sense of place;
3. Respect the character and scale of the surrounding buildings and landscape;
4. Protect open spaces and gardens that contribute to the character of the area;
5. Protect the identity and character of Barns Green and Itchingfield;
6. Do not cause unacceptable harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight, sunlight and security;
7. Create safe, accessible and well connected environments
8. Protect existing landscape features and contribute to the parish's Green Infrastructure network;
9. Incorporate the use of local materials which are appropriate to the existing housing stock; and
10. Positively respond to the local vernacular character of the parish.

The proposal seeks planning permission for the erection of a new garage. The proposed garage would be of a modest scale and designed to be in keeping with the northern neighbour's outbuilding. It is noted that the northern neighbouring property, Shyngells, is a grade II listed building. Following consultation with the Council's Conservation Officer, it is considered as the proposed garage would be set back from the road, and is of a scale and design that would not prevent an opportunity to understand and appreciate the special interest of the neighbouring listed building. The Council's Conservation Officer raised no objection to the proposal.

Officers note the neighbour's comments regarding the previous appeal decision and, in particular, the Inspector's observations relating to the retention of a clear and unambiguous separation between the application property and the adjoining Grade II listed building, together with the preservation of the spacious character of the site. Whilst these comments are acknowledged as a material consideration, Officers do not consider that the proposed development would undermine the conclusions reached by the Inspector. The proposal relates to a subordinate domestic outbuilding located within a generous residential curtilage and, having regard to its scale, siting and ancillary nature, it is not considered to materially alter the established spatial relationship between the application site and the neighbouring listed building. Sufficient separation would remain between the respective built forms such that a clear visual distinction between the properties would be retained, preserving the setting of the listed building and maintaining the spacious character of the site.

Furthermore, whilst the plans do not illustrate the previously approved and implemented extension in its current form, Officers have undertaken a site inspection and assessed the proposal in the context of the development as it exists on the ground. In doing so, Officers are satisfied that the proposal, when considered cumulatively with the approved extension, would not result in overdevelopment of the site, nor would it give rise to any harmful impact upon the character of the area, neighbouring amenity, or

the setting of the adjoining heritage asset. Accordingly, the proposal is not considered to conflict with the reasoning of the appeal decision.

Overall, the proposed garage would appear subordinate to the host dwelling and has been designed to appear as a utilitarian ancillary outbuilding. The proposal would be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling. The development would not harm the special character of the historic environment. The proposal would preserve the special interest of the neighbouring listed building. 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.

Whilst the southern neighbouring property has raised concerns regarding the development, the proposal would be positioned away from this neighbouring property. The development would be sited opposite to the northern neighbour's outbuilding and would be of a comparable size to this neighbour's outbuilding. The Council's Conservation Officer has raised no concerns with the proposal and did not identify any harm that would be caused to the setting of the neighbouring listed building. A planning condition has been imposed restricting the use of the outbuilding for incidental purposes only relating to the main dwelling.

For the above reasons, 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.

Water Neutrality

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and policy N6 of the revised NPPF 2026.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024 as amended, this application is exempted from the statutory requirement to demonstrate a 10% net gain in biodiversity as the development is below 0.2 hectares.

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 proposed detached garage hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse, 1 Motto Cottages, Sandhills Road, Barns Green (as identified on the approved plans) and shall not be used for any trade or business nor as a separate living accommodation.

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 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/26/0801

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Proposed	NONE	21.07.2026

Floor plan	Proposed	NONE	21.07.2026
Location plan		NONE	21.07.2026
Block plan		NONE	21.07.2026
Supporting Docs	Application Form	NONE	21.07.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 02.09.2026

Authorising Officer sign/initial RHERMITAGE Date: 14.09.2026