Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1103
Haglands Farm, Haglands Copse, West Chiltington, West Sussex, RH20 2QW

DESCRIPTION:
Erection of detached garage

RELEVANT PLANNING HISTORY:

No relevant planning history

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 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

West Chiltington Neighbourhood Plan 2023 to 2031
Policy H1: Spatial Strategy and Built-up Area Boundaries
Policy H3: Quality of Design
Policy EH1: Green Infrastructure and Ecosystem Services
Policy EH3: Protect of Trees and Hedgerows
Policy EH5: Dark Night Skies

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

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 Comments received 29/07/2026: Objection
The proposed siting of the garage conflicts with the minimum recommended root protection area (RPA) of the adjacent Douglas Fir tree within the property curtilage, that is subject of a Tree Preservation Order (TPO). The design fails to accord with the minimum recommendations of the relevant design

standard in this respect. Bearing in mind the planning history at the site, size of the remaining curtilage and options available, it is recommended that the garage be re-positioned to fully respect the rooting constraint posed by all trees of significant landscape merit present at/adjacent to the property. Otherwise, withdrawal/refusal of the application is recommended.

Further Comments received 23/09/2026: Advice
The proposed re-siting of the garage and access drive requires the removal of a small ornamental tree and some mature shrubs. It is close to the minimum recommended root protection area of a nearby birch tree to the South. None of the principal mature trees at the property will be directly affected by the proposal. If minded to approve, a tree protection condition is recommended.

Further Comments received 14/10/2026: Advice
If minded to approve the revised proposal for an access from the front of the property in principle, it is recommended that the drive is re-positioned further East, a minimum of 10m from the stem of the WSCC Fir tree.

Parish Comments:
West Chiltington Parish Council
Initial Comments received 05/08/2026: Objection.
The Parish Council agrees with HDC's Tree Officer that the garage should be re-sited or permission should be refused.

Comments received 09/10/2026:
The Parish Council once again supports the findings of the Tree Officer but feels that his proposed conditions for any approval of the application should be mandatory and not optional.

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 seeks permission for the erection of a detached garage situated within the rear garden of the detached two storey Haglands Farm. The site is located within the built-up area boundary of West Chiltington and is not subject to any statutory heritage constraints.

During the course of the application, the proposal was amended, changing the location of the garage in which was sited to the south of the dwelling and on the existing driveway, to the northeast corner. This amendment was sought to satisfy the council’s Arboricultural Team’s concerns. As such, an amended Block/Site Plan has been received to reflect this and reconsultation undertaken.

It is noted that the Proposed Block Plan details a new access and driveway will serve this proposed garage. Whilst this application does not seek planning permission for this access and driveway, planning consent is not required. Haglands Copse is an unclassified road and therefore the creation of the new access conforms with Class B, Part 2 of Schedule 2 of The Town and Country Planning

(General Permitted Development) (England) Order 2015. The installation of the driveway will also conform with Class F, Part 1 of Schedule 2, subject to meeting the relevant limitations.

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 H3 of WCNP, Quality of Design, states proposals should be high quality, be energy efficient and designed to reflect the local character and reinforce, where appropriate, local distinctiveness. Policy EH3, Protection of Trees and Hedgerows, seeks to protect trees and hedgerows of arboricultural, amenity, or historic value. Development resulting in their loss or harm must demonstrate that the benefits outweigh the impacts. Proposals affecting significant trees or hedgerows should be supported by appropriate surveys and management measures, with retention and protection considered from the outset of the site design.

The proposed garage would be located within the property's front garden, located in the northeast corner. The garage will measure approximately 6 metres in width, 3.1m in depth, an eaves height of 2.1m and an overall height of 3.5m. The proposed design will incorporate a small brick plinth, oak framed weatherboarding to the walls and a tiled half hipped roof.

The garage will be capable of accommodating a singular vehicle and will occupy an appropriately modest footprint in relation to the large curtilage of the dwelling it will serve. The dwelling benefits from mature hedgerows along all borders and the northeast corner also benefits from mature trees, both cumulatively going some way to screening views of the garage from Haglands Copse. Given the size and form of the garage, it will not dominate the site, being viewed in the context and grouping of the main dwelling. Detached garages are also an established and common characteristic along Haglands Copse and this residential estate.

The revised location of the garage will ensure the principal landscape features of merit on the site are not foreseeably impacted and it is now sited outside the RPA of the trees located to the south of the site, which are protected by Tree Preservation Orders (TPO). Whilst the most recent comments by the Council's Arboricultural Team are noted, as detailed previously within this report, the driveway and access do not require planning permission. An appropriate informative has been placed on this consent, informing the applicant of the requirement to ensure this aspect of the development is sited outside the RPA of the unprotected WSCC Fir Tree located on the pavement to the west.

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 garage and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

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 **Pre-Commencement Condition**: Prior to commencement of any works on site, demolition or other development activities, a protective fence consisting of braced Heras panel fencing shall be erected along the Southern edge of the proposed driveway route so as to exclude storage of materials, concrete mixing, excavation, compaction or other building activities likely to be harmful to tree roots and the rooting environment in the soft ground area beyond.

Such fencing shall remain in place throughout the duration of the development to the satisfaction of the Local Planning Authority. The Local Planning Authority Tree Officer shall be informed of the proposed date of commencement, at least one working week in advance, to allow inspection of protection measures.

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

4 **Regulatory Condition**: The garage hereby permitted shall be used only as private domestic garages for the parking of vehicles incidental to the use of the properties as dwellings and for no other purposes.

Reason: To ensure adequate off-street provision of parking in the interests of amenity and highway safety, and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved plans and application form.

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/26/1103

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date

Block plan	Block/Site Plan	NONE	30.09.2026
Location plan	Site Location Plan	NONE	09.07.2026
Elevation plan	Proposed Elevations - 1 Bay Garage	35515	09.07.2026
Supporting Statement	Application Form	NONE	09.07.2026

DELEGATED

Case Officer sign/initial Sam Nye Date: 13/10/2026

Authorising Officer sign/initial RHERMITAGE Date: 16/10/2026