



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0560

The White House, Brighton Road, Woodmancote, Henfield, West Sussex, BN5 9ST

DESCRIPTION:

Variation of Condition 1 of previously approved application reference DC/25/1702 (Remodelling and extension of the existing dwelling, erection of a two storey outbuilding, and installation of a swimming pool) to reduce the size of the house, introduce an open sided pergola and undertake further landscape revisions.

RELEVANT PLANNING HISTORY:

DC/25/1702	Remodelling and extension of the existing dwelling, erection of a two storey outbuilding, and installation of a swimming pool.	Application Permitted on 16.12.2025
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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 28 - Replacement Dwellings and House Extensions in the Countryside

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 41 - Parking

Woodmancote Parish Neighbourhood Plan 2016-2031

Policy 3 Design

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

Policy 19: Development Quality

Policy 20: Development Principles

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:

Landscape Officer: No Objection, no concerns are raised with the variation of proposals on landscape grounds.

Arboricultural Officer: The Trees team have been consulted on the above variation to plans condition application. I can confirm that the amendments do not alter my former comments (attached) provided in respect of the arboricultural implications of the original application for development in this respect.

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:

Background

Planning permission was granted in 2025 for the remodelling and extension of the existing dwelling, erection of a two storey outbuilding, and installation of a swimming pool under application reference DC/25/1702.

The current application proposes to reduce the width of the approved extended dwelling, introduce an open side pergola structure to the north west corner of the application site, erect a new garden wall along the western side of the main dwelling and re-built the front boundary wall to the same design.

The main dwelling would be reduced from 581.4m² to 530m². Furthermore, the number of bedrooms would be reduced from 5 bedrooms to 4 bedrooms.

There have been no material changes in circumstances since the planning application was originally approved and the principle of development remains acceptable. The key considerations raised by the proposed amendments are set out below.

Character and Appearance

Policy 28 of the Horsham District Planning Framework (HDPF) 2015 relates to house extensions and outbuildings in the countryside, stating that extensions should not be disproportionate to the size of the existing dwelling, and should be in keeping with the scale and character of the existing dwelling. The policy also states that the cumulative impact of existing extensions will be taken into account. Furthermore, 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 Woodmancote Parish Neighbourhood Plan aims to maintain that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including

alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings, and is appropriate to the plot size.

The updated proposed amendments to the approved scheme are considered to be modest in nature and would not seek to significantly alter the scale, form or design of the previously approved scheme. The proposed alterations are considered to be appropriate and would not have an adverse impact on either the character of the site or wider surrounding area. The visual impact of the proposal is therefore considered acceptable and in accordance 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 proposed amendments to the approved scheme would not have a detrimental impact on neighbouring amenity beyond that of the previous approval. The amenity impacts are therefore considered acceptable and in accordance with the above policy.

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 paragraph 193 of the NPPF.

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 must be commenced by the 16th December 2028.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Pre-Commencement Condition:** No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping and boundary treatment(s) for the site. The scheme shall include details of: -
- o Proposed changes in ground levels.
 - o The spread, girth and species of all existing trees, shrubs and hedgerows to be retained on the site together with measures and a timetable for their protection, which shall comply with the recommendations set out in the British Standards Institute publication BS 5837:2012 Trees (in relation to design, demolition and construction).
 - o A soft landscaping plan indicating plant species, number, density, location and sizes of new planting to site boundaries. The planting specification shall provide details of tree planting pits, green roof, planting preparation and establishment operations.
 - o The hard landscaping plan shall include details of specific materials, colours and finishes of paved or otherwise hard surfaces and built features. The plans shall clearly show the position of any new fencing and hard surfaces in relation to existing and proposed planting.

Reason: In the interests of visual amenity and the character and appearance of the area and in accordance with Policies 31 and 32 of the Horsham District Planning Framework (2015).

- 4 **Post-Occupation Condition:** The landscaping scheme approved under condition 3 shall be fully implemented in accordance with the approved details within the first planting season following the first substantial completion of any part of the development.

Unless otherwise agreed as part of the approved landscaping scheme, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority. Any proposed or retained planting which within a period of 5 years (from the approval of the landscaping scheme), dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 5 **Pre-Installation (Lighting) Condition:** No external lighting shall be installed until a lighting design strategy for biodiversity, in accordance with Guidance Note 08/23 (Institute of Lighting Professionals), has been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. No further external lighting shall be installed without the prior written consent of the Local Planning Authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and in accordance with Policy 31 of the Horsham District Planning Framework (2015).

- 6 **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).

- 7 **Regulatory Condition:** The outbuilding hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of The White House, Brighton Road, Woodmancote (as identify on the approved plans) 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 lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 28 and 33 of the Horsham District Planning Framework (2015).

- 8 **Regulatory Condition:** The development hereby permitted shall be carried out in strict accordance with the mitigation measures and works contained in the Bat Survey Report (CT Ecology, September 2025). This includes the non-licensed Precautionary Method Statement for bats in Sections 5.1 and 5.2 of the Bat Survey Report (CT Ecology, September 2025).

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended), s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham District Planning Framework (2015).

- 9 **Regulatory Condition:** The development shall be carried out in strict accordance with the details set out in the Preliminary Ecological Appraisal (CT Ecology, September 2025). This includes the Precautionary measures for great crested newts as outlined in section 5.12 of the Appraisal.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended), s40 of the NERC Act 2006 (as amended) and Policy 31 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/26/0560

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Proposed south and west elevations	301 REV B	31.03.2026
Elevation plan	Proposed north and east elevations	300 REV B	31.03.2026
Plans	Proposed roof plan	202 REV B	31.03.2026
Plans	Proposed first floor plan	201 REV C	31.03.2026
Plans	Proposed ground floor plan	200 REV B	31.03.2026
Elevation plan	main entrance elevation	040 REV C	31.03.2026
Plans	Soft and hard lanscape part plan	005 REV A	31.03.2026
Plans	landscape - garden wall	004	31.03.2026
Plans	soft and hard landscape plan	003 REV C	31.03.2026
Plans	proposed block plan	002 REV B	31.03.2026
Supporting Docs	covering letter	NONE	31.03.2026
Photos	External CGI's	NONE	21.10.2025
Supporting Docs	Borehole Prognosis Report	62241301 / 001 / R494 REV A	21.10.2025
Supporting Docs	Bat Survey Report	25076	21.10.2025
Supporting Docs	Preliminary Ecological Appraisal	25076	21.10.2025
Supporting Docs	Water Neutrality Report	C3734 REV P	21.10.2025
Supporting Statement	Planning	NONE	21.10.2025
Roof plan	Existing	102	21.10.2025
Elevation plan	Existing	103	21.10.2025
Elevation plan	Existing	104	21.10.2025
Floor plan	Existing Ground	100	21.10.2025
Floor plan	Existing First	101	21.10.2025
Elevation plan	Proposed Outbuilding	CH-201	21.10.2025
Floor plan	Proposed Outbuilding	CH-201	21.10.2025
Location plan		001	21.10.2025
Block plan	Existing	010	21.10.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 21/05/2026

Authorising Officer sign/initial RHERMITAGE Date: 26.05.2026