



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0713

Ashfolds, Horsham Road, Rusper, West Sussex, RH12 4QX

DESCRIPTION:

Demolition of existing residential annexe, and conversion of existing garage/outbuilding into a two-bedroom dwelling with the erection of an extension.

RELEVANT PLANNING HISTORY:

DC/25/1256	Erection of a single storey rear extension and alterations to existing garage/outbuilding to convert to a single dwellinghouse.	Application Refused on 26.09.2025
DC/24/1896	Erection of extension and alterations to barn style garage to form 1 no new dwelling. Demolition of annexe and erection of 1 no detached dwelling.	Application Refused on 24.02.2025

DESCRIPTION OF THE SITE

The application site comprises a portion of the existing drive and a detached ancillary outbuilding associated with Ashfolds, a two-storey detached dwelling situated within extensive grounds on the west side of Horsham Road, Rusper. The outbuilding is currently arranged with garaging and storage at ground floor level and a home office within the roof space.

The property is accessed via a crescent-shaped drive with entrances from Horsham Road to the northeast and southeast, and a spur leading southwards into adjoining fields in the same ownership. The site benefits from mature hedging and trees around the residential plot boundaries, supplemented by close-boarded timber fencing along the northern boundary. These features, together with the siting of the outbuilding, ensure that it is well screened from Horsham Road, neighbouring fields, and nearby properties.

The site lies approximately 200 metres southwest of the built-up area boundary of Rusper. A public right of way (footpath 1494) runs parallel to the northern boundary between the site and Dial Post Cottage and the adjacent Dial Post Park and Court commercial estate.

DESCRIPTION OF THE APPLICATION

Planning permission is sought for the demolition of an existing residential annexe and the conversion and extension of an existing detached garage/outbuilding to form a single two-bedroom dwelling.

The proposal involves the removal of the existing annexe building located within the wider Ashfolds site and the adaptation of the existing garage/home office building, originally approved under application DC/20/1608, to provide self-contained residential accommodation. The proposed works include alterations to the existing elevations, internal reconfiguration, and the erection of a single-storey

extension to facilitate the proposed residential use. The resultant dwelling would comprise two bedrooms together with associated living accommodation.

The application site extends beyond that previously considered under application DC/25/1256 and now includes the existing annexe within the red line boundary to facilitate its demolition. The proposed dwelling would be served by the existing vehicular access from Horsham Road, with parking and turning areas provided within the site.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
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 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities

Neighbourhood Plan:

Rusper Neighbourhood Plan 2018 – 2031
Policy RUS1 – Spatial Plan
Policy RUS3 - Design

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five-year supply of deliverable housing sites, with the supply currently calculated as being 1 year. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

Planning Advice Notes:

Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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:

Ecology Consultant: Further information required/Temporary holding objection - We have reviewed the Preliminary Ecological Appraisal (Ecology & Habitat Management Ltd., June 2025) relating to the likely impacts of development on designated sites, protected and Priority species and habitats and the identification of proportionate mitigation. We are not satisfied that there is sufficient ecological information available for determination of this application and recommend that details of survey results, mitigation & enhancement measures are required to make this proposal acceptable.

Southern Water: Comment - The development site is not located within Southern Water's statutory area for wastewater services. Please contact Thames Water who are the relevant statutory undertaker.

WSCC Highways: No Objection - In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

PUBLIC CONSULTATIONS:

Representations:

None Received

Parish Comments:

Parish Council: No Objection - No objection in principle to the proposal, subject to the development remaining proportionate to the site and sympathetic to the character of the surrounding rural area. The Council requested that careful consideration be given to highways safety and access arrangements onto Horsham Road, together with ensuring that neighbouring amenity is protected during both construction and occupation. The Parish Council also requests that an appropriate planning condition be imposed to ensure that the annexe/accommodation remains ancillary to the main dwelling and cannot be separately divided, occupied or sold as an independent dwelling.

Member Comments:

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

Principle of Development:

Policies 2, 3 and 4 of the Horsham District Planning Framework (HDPF) establish the spatial strategy for the District by directing new development to settlements with defined built-up area boundaries. Development outside those boundaries is strictly controlled and will only be permitted where it is essential to its countryside location or otherwise complies with the criteria contained within Policy 26. Policy RUS1 of the Rusper Neighbourhood Plan similarly seeks to resist new residential development outside the defined built-up area boundary of Rusper.

The application site lies approximately 200 metres outside the built-up area boundary of Rusper and is therefore situated within the countryside for planning policy purposes. A significant material consideration in the assessment of this application is the recent appeal decision relating to application DC/25/1256. That proposal sought the conversion and extension of the same garage/outbuilding to form a separate dwelling and was dismissed by the Planning Inspectorate on 17 March 2026. In dismissing the appeal, the Inspector concluded that the site was not a suitable location for housing, was spatially and visually divorced from Rusper, failed to accord with the development strategy for the District and conflicted with Policies 2, 3, 4 and 26 of the HDPF. The Inspector further concluded that the creation of an independent dwelling would intensify residential use of the site and would harm the rural character of the area through the introduction of a separate residential plot and associated domestic paraphernalia.

The current application differs from the dismissed appeal proposal in that it includes the demolition of an existing annexe elsewhere within the site. The applicant contends that this results in a net-neutral residential impact and therefore overcomes the concerns identified by the Inspector.

Officers do not agree with this assessment. The annexe benefits from a historic planning permission under reference RS/26/95 which restricts its occupation to accommodation ancillary to the main dwellinghouse. It was not approved as an unrestricted independent dwelling and cannot therefore reasonably be regarded as an established planning unit capable of being exchanged for a new dwelling elsewhere within the site. Whilst the demolition of the annexe would reduce the amount of built development within the wider site, it would not alter the fundamental planning judgement that the proposal would create a new independent dwelling in an unsustainable countryside location.

The inclusion of the annexe within the revised red line boundary does not therefore materially alter the conclusions reached by the Planning Inspector under appeal reference APP/Z3825/W/25/3375662. The site remains outside the built-up area boundary, remains physically separated from the settlement edge and continues to conflict with the spatial strategy of the development plan.

Design and Appearance:

Policies 25 and 26 of the HDPF seek to protect the natural environment and landscape character of the District, including the landform, development pattern, together with protected landscapes and habitats. Development will be required to protect, conserve and enhance landscape and townscape character, taking account of areas or features identified as being of landscape importance, individual settlement characteristics and settlement separation.

Policy 32 of the HDPF states that good design is a key element in sustainable development and seeks to ensure that development promotes a high standard of urban design, architecture and landscape. Policy 33 of the HDPF states that development proposals should make efficient use of land, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.

Policy RUS3 of the Rusper Neighbourhood Plan aims to maintain that new development, including extensions to existing buildings, must be of the highest design standards, and will be required to reflect the character and scale of surrounding buildings. Moreover, the proposals should satisfactorily take into

account, where appropriate, the significance of its setting in defining the rural character of the Parish and how the proposal will sustain and enhance that significance.

Policy RUS10 of the Rusper Neighbourhood Plan seeks to ensure that all development proposals should be designed to minimise the occurrence of light pollution. The Parish Council will expect such schemes to employ energy-efficient forms of lighting that also reduce light scatter and comply with current guidelines established for rural areas by the Institute of Lighting Professionals (ILP).

The application proposes the conversion and extension of an existing detached garage/outbuilding situated within the grounds of Ashfolds. The building was originally approved under application DC/20/1608 as a replacement garage and home office and is already established as a substantial built form within the site. The proposed alterations comprise a single-storey extension together with external alterations required to facilitate the conversion of the building into a dwelling.

The proposed extension has been reduced in scale when compared with previous schemes considered on the site and remains subordinate to the existing building. The overall form continues to reflect the appearance of a traditional ancillary rural outbuilding, with a simple roof form and materials that are proposed to match the existing structure. The development would retain the existing barn-style character of the building and would not appear visually incongruous within its setting.

The site benefits from substantial mature landscaping, including established trees and hedgerows around its boundaries, which provide a high degree of screening from Horsham Road, neighbouring properties and the surrounding countryside. Consequently, public views of the building are limited, and the proposed alterations would have only a localised visual presence. The development would therefore not result in any significant harm to the wider landscape character of the area.

Notwithstanding the above, the proposal would result in the domestication of an existing ancillary outbuilding through its conversion into an independent dwelling. Whilst the physical alterations themselves are relatively modest, the introduction of a separate residential planning unit would inevitably lead to associated domestic paraphernalia, parking, boundary treatments, external lighting and activity typically associated with an independent dwelling. However, given the contained nature of the site, the existing residential context of Ashfolds and the substantial screening provided by existing vegetation, it is not considered that these changes would give rise to significant visual harm or materially erode the rural character of the immediate area.

Accordingly, in purely design and visual terms, the proposal is considered to accord with Policies 32 and 33 of the HDPF and Policy RUS3 of the Rusper Neighbourhood Plan. The concerns relating to the application arise principally from the principle of development rather than from any unacceptable design or visual impacts.

Residential Amenity:

Policy 33 of the Horsham District Planning Framework requires development to safeguard the amenities of existing and future occupiers. Consideration has therefore been given to the impact of the proposal upon neighbouring residential amenity, including privacy, outlook, overbearing impact, noise and disturbance.

The proposed dwelling would be created through the conversion and extension of an existing outbuilding located within the grounds of Ashfolds. The nearest neighbouring residential properties are Dial Post Cottage and other dwellings situated along Horsham Road. Owing to the substantial separation distances involved, together with the presence of mature boundary vegetation and existing built form, the proposal would not result in unacceptable overlooking, loss of privacy or loss of outlook to neighbouring occupiers.

The proposed extension is modest in scale and would be attached to an existing building which already forms part of the established built environment within the site. Given its limited increase in footprint and height, the development would not appear unduly dominant or overbearing when viewed from neighbouring properties. Furthermore, the site benefits from extensive boundary screening which would further reduce any visual impact.

The proposal would introduce a separate residential unit and consequently generate a degree of additional domestic activity. This would include movements associated with day-to-day occupation, use of the access, parking areas and private garden space. However, the proposal comprises a single two-bedroom dwelling and the level of activity generated would be typical of a residential use. Having regard to the site's size, the existing residential use of the wider Ashfolds property and the separation from neighbouring dwellings, it is not considered that the proposal would result in noise or disturbance of such magnitude as to justify refusal.

With regard to future occupiers, the proposed dwelling would provide an acceptable standard of accommodation, including adequate internal living space, access to natural light, private amenity space and parking provision. The dwelling would therefore provide satisfactory living conditions for future residents. Accordingly, the proposal is considered to comply with Policy 33 of the HDPF in respect of residential amenity.

Highways Impacts:

Policy 40 of the Horsham District Planning Framework seeks to ensure that development can be safely accessed and does not result in an unacceptable impact on the operation of the highway network. Policy 41 requires adequate parking provision to be provided in accordance with adopted standards.

The application proposes the use of the existing vehicular access serving Ashfolds from Horsham Road. No alterations are proposed to the access arrangement, and the development would utilise the existing driveway and internal circulation areas.

West Sussex County Council, in its capacity as Local Highway Authority, has been consulted on the application and raises no objection to the proposal. The Highway Authority notes that the existing access provides acceptable visibility and that the proposal is not anticipated to result in a significant material intensification of use. It further concludes that the development would not have an unacceptable impact on highway safety nor result in severe cumulative impacts on the operation of the highway network.

The Highway Authority advises that a dwelling of this size and location would require two parking spaces and is satisfied that sufficient space exists within the site to accommodate parking and turning provision. Whilst it notes that the retained garage would not meet modern dimensions required to count as a parking space, adequate parking can nevertheless be accommodated elsewhere within the site.

Having regard to the consultation response received and the scale of development proposed, it is considered that the proposal would not result in any unacceptable impact on highway safety, parking provision or the operation of the local highway network. The proposal therefore accords with Policies 40 and 41 of the Horsham District Planning Framework.

Ecology:

Policy 31 of the Horsham District Planning Framework requires development proposals to protect biodiversity, avoid harm to protected species and provide appropriate mitigation and enhancement measures where necessary. Policy 25 similarly seeks to conserve and enhance the natural environment.

At the time of consultation, Place Services raised a temporary holding objection due to insufficient ecological information being available to assess the impacts of the development on bats. In particular, concern was raised regarding the moderate bat roost potential identified within the existing buildings and the absence of the recommended emergence surveys.

Subsequently, the applicant submitted a Bat Emergence Survey prepared by Sylvatica Ecology Ltd dated July 2025. The survey comprised three separate emergence surveys undertaken during June and July 2025 in accordance with current Bat Conservation Trust guidance. The survey concluded that no bat emergence was recorded from either building during any of the survey visits and that no bat

roosts were identified within the buildings affected by the proposed development. The report therefore concludes that no further survey work or protected species licensing is required.

The survey does however confirm the presence of foraging and commuting bats within the wider landscape surrounding the site and recommends a number of precautionary and enhancement measures including sensitive lighting design and the provision of bat boxes.

Notwithstanding the findings of the submitted bat survey, the survey does not assess the demolition of the existing annexe building, which now falls within the revised red line application boundary. As this element of demolition has not been specifically considered within the submitted survey evidence, the ecological information remains incomplete in relation to the full scope of development proposed.

Ordinarily, officers would seek updated ecological information to fully assess the impacts arising from demolition of the annexe. However, having regard to the conclusions reached elsewhere in this report, particularly in relation to the principle of development, officers consider that it would neither be proportionate nor reasonable to require the submission of further ecological survey work at this stage. The application is recommended for refusal on fundamental planning grounds unrelated to ecology and no further amendments or supporting information are considered capable of overcoming those principal objections.

Nonetheless, officers are not satisfied that sufficient ecological information has been provided to fully assess the impacts of the demolition of the annexe on protected species and their habitats.

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 (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG) (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains (on unregistered sites) and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

- The development qualifies as 'self-build or custom housing' under Regulation 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusion and Planning Balance:

Planning permission is sought to convert the existing outbuilding to 1no. dwelling. As the site is not allocated for development within the HDPF or a made neighbourhood plan, owing to the site's location outside of the built-up area boundary, the principle of the development is resisted under Policies 1, 2, 3, 4 and 26 of the Horsham District Planning Framework (HDPF), and paragraphs 2, 11, 12 and 47 of the NPPF.

The Council published its Authority Monitoring Report (AMR) in December 2025. Chapter 3 of the AMR revealed that the Council currently benefits from a deliverable supply of housing sites of 1.7-years. Therefore, the presumption in favour of sustainable development at paragraph 11(d) of the NPPF is engaged in this instance, meaning the 'tilted balance' applies to the assessment.

NPPF paragraph 11(d)(ii) states that where the policies most important for determining the application are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The Shaping Development in Horsham District Planning Advice Note (SDPAN) was endorsed at Cabinet on 17 September 2025. The SDPAN recognises at 5.12 that the Council is likely to receive applications outside of defined BUABs and on unallocated sites (such as this proposal) as it is unable to demonstrate a five-year housing land supply. Given this position and the principles behind HDPF Policy 4, it will consider positively applications that meet all of the criteria:

- The site adjoins the existing settlement edge as defined by the BUAB;
- The level of expansion is appropriate to the scale and function of the settlement the proposal relates to;
- The proposal demonstrates that it meets local housing needs or will assist the retention and enhancement of community facilities and services;
- The impact of the development individually or cumulatively does not prejudice comprehensive long-term development; and
- The development is contained within an existing defensible boundary and the landscape character features are maintained and enhanced.

The site is located in a countryside location, though not isolated in the truest sense, it is a relatively remote location that does not adjoin the settlement edge. Therefore, the proposal fails on the first criterion and therefore the development does not benefit from the provisions of the SDPAN.

Although the current proposal includes the demolition of the existing annexe, officers do not consider that this materially alters the Inspector's findings. The annexe is subject to an ancillary occupancy

restriction and does not constitute an unrestricted independent dwelling capable of being exchanged for a new dwelling elsewhere within the site.

In the context of the Council's current five-year housing land supply position, the provision of housing as a general principle is a matter of significant weight. However, because this proposal would provide for only one market dwelling, it makes no meaningful contribution toward recovering this shortfall. As such, the weight attributable to this specific scheme's housing delivery is tempered to *moderate weight*.

It is acknowledged that any development would bestow socio-economic benefits, such as the creation of temporary jobs during the construction phase in the short-term, and local expenditure and contribution to the local economy in the medium to long-term arising from increase occupancy. However, this is not a particularly unique benefit that would result from this development. Nonetheless, this benefit is afforded *limited weight* in the overall planning balance.

The proposal's ability to demonstrate an absence of adverse amenity harm, and acceptable highways impact are neutral considerations that demonstrate general policy compliance rather than positive benefits weighing in favour of the scheme. No other discernible benefits would arise from the granting of this permission.

As per the preceding sections of this report, the granting of this permission would conflict with Policies 1, 2, 3, 4 and 26 of the HDPF. This conflict with the development plan is afforded *significant weight*, as it would undermine the strategic process of allocating housing sites for development in appropriate locations, and the democratic process of selecting sites within Neighbourhood Plans.

In addition, particular weight is attached to the recent appeal decision relating to application DC/25/1256, which concerned the conversion and extension of the same outbuilding to form a dwelling. In dismissing the appeal, the Inspector concluded that the site was not a suitable location for housing, that it failed to accord with the development strategy for the District, and that the proposal would harm the rural character of the area through the introduction of an independent dwelling and associated residential subdivision. The Inspector further concluded that these harms significantly and demonstrably outweighed the benefits of providing a single dwelling, notwithstanding the Council's acknowledged lack of a five-year housing land supply.

While the Council's housing land supply shortfall (1.7 years) triggers the presumption in favour of sustainable development under NPPF Paragraph 11(d), the tilted balance is not a green light for unsustainable development. In this case the site's failure to meet the location criteria of the SDPAN, and the adverse character harm results in clear harm to the settlement strategy and character of the local area. These impacts combined significantly and demonstrably outweigh the benefits of delivering a single market dwelling when assessed against the policies of the NPPF taken as a whole. As such, the presumption is displaced, and the proposal is therefore recommended for refusal.

Recommendation: Application Refused

Reason for Refusal:

1. The proposed development would be sited within an inappropriate location in the countryside, outside of a defined built-up area boundary, and on a site not allocated for housing development within the Horsham District Planning Framework, or a made Neighbourhood Plan. Furthermore, the proposed development is not essential to its countryside location. Notwithstanding the absence of a five-year land housing supply, and the provisions of the National Planning Policy Framework (2024) at paragraph 11(d), it is not considered that there are any material considerations in this instance which would outweigh harm arising from conflict with Policies 1, 2, 3, 4 and 26 of the Horsham District Planning Framework (2015).
2. The proposed development, by reason of its design, form and the introduction of a new independent dwelling within an existing outbuilding, would result in the formalisation of residential use and associated paraphernalia, including dedicated curtilage, parking and

domestic activity. This would domesticate the site and introduce an incongruous residential incursion into the countryside, failing to respect the dispersed settlement pattern and eroding the rural character and appearance of the locality. The proposal is therefore contrary to Policies 25, 26, 32 and 33 of the Horsham District Planning Framework (2015), and Policies RUS3 and RUS10 of the Ruspur Neighbourhood Plan (2018-2031).

3. The applicant has failed to provide sufficient ecological information to enable the Local Planning Authority to fully assess the potential impact of the proposed development on legally protected species, specifically roosting bats, contrary to 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/26/0713

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Existing Elevations	NJA010 / P1 / 02 REV P2	01.05.2026
Plans	Existing Roof, Ground and First Floor Plans	NJA010 / P1 / 01 REV P2	01.05.2026
Design & Access Statement	Design and Access Statement	NONE	01.05.2026
Supporting Docs	Unilateral Undertaking	NONE	01.05.2026
Supporting Docs	Preliminary Ecological Appraisal	NONE	01.05.2026
Elevation plan	Proposed Elevations	NJA010 / P1 / 04 REV P2	01.05.2026
Plans	Proposed Ground, First Floor and Roof Plan	NJA010 / P1 / 03 REV P2	01.05.2026
Location & Site plan	Location and Site Plan	NJA010 / P1 / 01 REV P1	01.05.2026
Supporting Docs	Water Neutrality Report	C3290B REV P4	01.05.2026

DELEGATED

Case Officer sign/initial Shazia Penne Date: 23.06.2026

Authorising Officer sign/initial RHERMITAGE Date: 26.06.2026