



**Horsham
District
Council**

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0707
65 The Spinney, Pulborough, West Sussex, RH20 2AR

DESCRIPTION:

Creation of a driveway with steps down to the dwelling and creating a level access platform to the front of the property.

RELEVANT PLANNING HISTORY:

None relevant

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 18 – Retirement Housing and Specialist Care
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 41 - Parking

Pulborough Parish Neighbourhood Plan 2015-2031:

Policy 15: Design
Policy 16: Water Neutrality

Pulborough Parish Design Statement

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 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:

WSCC Highways: No objection / Advice

Parish Comments:

Pulborough Parish Council: Members RESOLVED to Support this application but would request that the proposed surface material be reconsidered in favour of a more porous alternative.

Representations:

One neighbouring representation has been received, objecting to the application for the following reasons:

- Impact on access to neighbouring property
- Impact on highway and pedestrian safety

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:

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.

The application site consists of a semi-detached single-storey dwelling located north of The Spinney, within the Pulborough BUAB. The host dwelling is set back from the highway and a front boundary hedge currently screens the site from the highway. Neighbouring dwellings have previously installed off-street parking to front gardens.

Planning permission is sought to create a driveway on the front garden of the dwelling with steps down to the front entrance of the dwelling with a level threshold access platform. The proposal would incorporate a retaining wall and railing, with a section of the existing hedge removed to accommodate the development. The proposal includes a 4.5m of dropped kerb on The Spinney, facilitating access to the off-street car parking space. Brick pier formed at the start of the retaining wall, between hedge and driveway.

Whilst the proposal would involve the partial removal of the existing hedge, it is recognised that the street scene is characterised by a mix of open frontages and boundary treatments. It is not therefore considered that the loss of the boundary hedge would be of such harm to justify a reason for refusal. The design of the proposal would appear engineered due to the requirement of a retaining wall and railing, however given the domestic character of the site and immediate surroundings, where the development would be read against this context, it is not considered that the proposal would appear out of place or result in harm to the visual amenity of the street scene. It is therefore considered that the proposed development would be acceptable, 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 noted that a neighbouring property has objected to the application on the basis of impact to the accessibility and useability of the neighbour's driveway. There is no evidence to suggest that accessibility to the neighbouring property would be adversely impacted by the proposed development, where the proposed parking arrangement appears to be a common feature within the street scene. The proposed design and siting of the driveway and vehicle crossover would be acceptable and would not be considered to result in harm to the amenities of the neighbouring properties and users of land.

Highways

Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.

The proposal relates to the creation of a driveway and associated vehicle crossover. An objection has been received with respect to the design and siting of the proposed access and the potential harm to pedestrian and vehicle safety.

WSCC Highways have been consulted on the application, where it has been confirmed that there are no apparent visibility concerns with the proposed point of access. The Local Highways Authority do not consider that the proposal would have an unacceptable impact on highway safety or result in severe cumulative impacts on the operation of the highway network.

Whilst the concerns of the neighbour are noted, there is no evidence to suggest that the proposed development would not function appropriately, with the Local Highways Authority of the view that the proposed access point would have no impact on highway safety or operation of the highway network. For these reasons, the proposed development is considered to accord with the above policies.

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 193 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 currently 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 works hereby permitted shall begin before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 3 **Regulatory Condition:** The materials and finishes of the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-andlicences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehiclecrossovers-for-driveways/>

NOTE TO APPLICANT

Biodiversity Net Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Under Regulations 4, 5, 7 & 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 the statutory biodiversity gain condition required by Schedule 7A to the Town and Country Planning Act 1990 (as amended) does not apply in relation to planning permission for development which:

1. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (a hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric);
2. is the subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015;
3. is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain planning condition which applies in relation to another development (In determining whether a development is undertaken solely or mainly for this purpose, no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee);
4. consists of no more than 9 dwellings, is carried out on a site which has an area no larger than 0.5 hectares, and consists exclusively of dwellings which are self-build or custom housebuilding ("Self-build or custom housebuilding" has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended)).

In addition, the Biodiversity Gain Plan Condition does not apply to applications for major development made before 12 February 2024, or non-major development made before 2 April 2024.

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.

Statutory exemptions and transitional arrangements

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at <https://www.gov.uk/guidance/biodiversity-net-gain>.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

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/26/0707

(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
Site plan	Existing Plans	DT/TheSpinney65/	30.04.2026
Site plan	Proposed Plans	DT/TheSpinney65/02	30.04.2026
Elevation plan	Existing and Proposed Elevations	DT/TheSpinney65/03	30.04.2026
Location plan	Location Plan	NONE	30.04.2026
Supporting Docs	Application Form	NONE	30.04.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 06.07.2026

Authorising Officer sign/initial Tamara Dale Date: 13.07.2026