Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1025
Mill Hill House , Guildford Road, Rudgwick, West Sussex, RH12 3HZ

DESCRIPTION:
Erection of a three bay garage and log store (Householder Application).

RELEVANT PLANNING HISTORY:

DC/22/1663	Conversion, extensions and alterations to existing outbuilding to form a four-bedroom detached dwelling (Householder Application).	Application Permitted on 24.10.2023
DC/22/1664	Conversion, extensions and alterations to existing outbuilding to form a four-bedroom detached dwelling (Listed Building Consent).	Application Permitted on 24.10.2023
DC/25/1026	Erection of a three bay garage and log store (Listed Building Consent).	Under Consideration

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 26 - Strategic Policy: Countryside Protection
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

Rudgwick Neighbourhood Development Plan 2031:
Policy RNP6: Materials
Policy RNP7: Architectural Style
Policy RNP17: Green Infrastructure and Trees

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
Policy 45: Replacement Dwellings and House Extensions in the Countryside

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: No objection, the garage would partly fall within the Root Protection area of the poplar; however, the extent of the development within the RPA falls within tolerable limits, and subject to the garage being founded to the ground upon an aboveground slab, the tree can be retained, without being significantly impacted by the new garage.

HDC Conservation & Design: (*Comments from accompanying LBC application, ref: DC/25/1026*) No objection. The proposed garage would be located to the east of the listed building and would be understood as being part of the property without detracting from an appreciation of its significance.

Natural England: Standing Advice:-

It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

Southern Water: No objection, flow rate for the above site will remain consistent, so capacity is not an issue and no Southern Water assets will be affected.

Parish Comments:
No objection – subject to compliance with Policy RNP17 of the Rudgwick Neighbourhood Development Plan

Representations:
1 representation has been received, raising no objection to the application.

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

Policy 28 of the HDPF 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.

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 RNP6 of the Rudgwick Neighbourhood Plan states that development should utilise materials that reflect the common building styles across the Parish. Policy RNP7 continues that new development proposals should be designed with reference to the surrounding architecture, paying particular attention to features of the local vernacular and locally characteristic details. Policy RNP17.1 Development that enhances Rudgwick's Green Infrastructure will be positively supported. In doing so, development should not result in the net loss of existing trees or hedges.

Policy 34 of the Horsham District Planning Framework states, inter alia, that the council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Development will not be permitted which would have an adverse impact on the setting or special architectural character or appearance of a listed building.

Mill Hill House was listed on the 28.11.1980, with the listing description describing the property as:

Late C18 or early C19. Square house. Two storeys. Three windows. Red brick and grey headers Hipped tiled roof. Glazing bars intact.

The application seeks planning permission for the erection of a three-bay garage and log store. The application site is set back from the highway with existing mature boundary screening. The proposed triple bay garage and log store would be located to the eastern corner of the curtilage and would be accessed via the existing driveway.

The proposed three bay garage and log store would be located within established trees, where this would mitigate views from public vantage points. The design of the garage and log store, including the materials to be used, and the existing mature boundary screening is considered acceptable in this location, and would have no adverse impacts on the setting of the listed building, the historic interest and significance of which would be preserved, or the character and appearance of the wider surrounding area.

It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies. A condition is recommended to secure details of the foundation design in order to minimise the potential impact on surrounding trees which are to be retained.

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

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 180 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 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 the commencement of development, details of the proposed above ground foundation slab for the garage, including the finished floor level in relation to the existing ground levels, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details.

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

4 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the 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).

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/25/1025
(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
Design & Access Statement	Heritage	NONE	23.07.2025
Location plan		NONE	23.06.2025
Site plan		NONE	23.06.2025
Elevation & Floor plan		NONE	23.06.2025

DELEGATED

Case Officer sign/initial Marie Riggs Date: 17.09.2025

Authorising Officer sign/initial Guy Everest Date: 17.09.2025