



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0613

Tall Oaks , Frylands Lane, Wineham, West Sussex, BN5 9BP

DESCRIPTION:

Demolition of existing garage and erection of replacement garage with accommodation over and freestanding fitness pod.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

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

Wineham And Shermanbury Plan (W.A.S.P) 2014 – 2031:

Policy 5: 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:

Ecology: No objection, conditions recommended.

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:

The application has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties, available images and photographs supplied by the agent. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that 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 5: Design - Development proposals should ensure that the design is in keeping with the prevailing character of the surrounding area.

The application seeks planning permission for the demolition of an existing garage and for the erection of a replacement garage with accommodation over together with a freestanding 'fitness pod'. The proposed garage would be located in close proximity to the eastern boundary of the site, located in the north-eastern corner of the curtilage, and would be accessed via the existing driveway off Frylands Lane. The freestanding fitness pod would be located in the southern corner of the curtilage of the site.

It is considered that the outbuildings would be appropriately sited in relation to the main dwelling, with both similarly of a subservient scale and function. The surrounding area is characterised by relatively large, detached dwellings and in this respect the proposal when viewed from the wider public area would be considered in the context of the prevailing character and as such, would not have a significant or detrimental impact of the surrounding or countryside location.

The proposals in their entirety would be clearly subservient additions and are 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, scale and intended use of the outbuildings and the resulting relationship with adjoining properties and land would be sufficient to prevent any unacceptable harm to neighbouring amenity, in accordance 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 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 (Slab Level) Condition:** Prior to any works above slab level a Biodiversity Enhancement Layout for biodiversity enhancements listed in the Bat Scoping Survey Report (Batscan Ltd., April 2026) shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Layout shall include the following:

- a) detailed designs or product descriptions for biodiversity enhancements; and
- b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details prior to first occupation of any part of the development, and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

- 4 **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Bat Scoping Survey Report (Batscan Ltd., April 2026), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the non-licensed Precautionary Method Statement for bats in the Toolbox Talk section of the Bat Scoping Survey Report (Batscan Ltd., April 2026), which avoids impacts on European Protected Species.

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) and s40 of the NERC Act 2006 (as amended).

- 5 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and Design & Access Statement received 15.04.2026.

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).

- 6 **Regulatory Condition:** The garage with accommodation at first floor level and freestanding fitness pod hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of the residential property at Tall Oaks, Frylands Lane, Wineham (as identified on the approved plans), and shall not be used as a separate unit of accommodation, as habitable living accommodation, for any commercial purposes or for any other purposes(s)/use(s), without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interests of amenity, to enable the Local Planning Authority to regulate and control the development and in accordance with Policies 26 and 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/26/0613

(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
Plans	Proposed cover page	PL.000	15.04.2026
Location & Block plan		PL.001	15.04.2026
Site plan	Proposed	PL.002	15.04.2026
Elevation & Floor plan	Proposed	PL.003	15.04.2026
Elevation & Floor plan	Proposed gym	PL.004	15.04.2026
Elevation & Floor plan	Existing	PL.005	15.04.2026
Design & Access Statement		NONE	15.04.2026
Supporting Docs	Bat Scoping Survey Report	NONE	15.04.2026
Plans	topographical survey	NONE	15.04.2026
Supporting Docs	Application Form	NONE	15.04.2026

DELEGATED

Case Officer sign/initial Marie Riggs Date: 16.06.2026

Authorising Officer sign/initial Guy Everest Date: 17.06.2026