Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

OFFICER CHECKLIST	
WEEK ONE (Date Valid)	**17th December 2024**
Check Neighbours	Y
Check Consultations (including newts) / Press List	Y
Check Description, Plans and Supporting Documents	Y
Print and Display Site Notice (if required)	N/A
WEEK TWO (+7)	**24th December 2024**
Visit Site or request site visit photos (in accordance with Site Visit Guidance Note)	Y
Draft HRA / AA if necessary. If the water statement is insufficient discuss with TL / PPO whether to discuss / accept amendments to the strategy.	N/A
Instruct Legal if s106 required (with prior TL / PPO agreement)	N
WEEK THREE (+14)	**31st December 2024**
If amendments are likely to be needed discuss with TL / PPO (N.B. Only minor amendments will be accepted in accordance with the Amendment Guidance). When requesting amendments give clear deadline (i.e. start of week 5).	**Y**
WEEK FOUR (+21)	**7th January 2025**
If no amendments required, contact agent / applicant with update on progress.	**N/A**
Confirm whether delegated or committee decision (re: parish and neighbour representations)	**DEL**
WEEK FIVE (+28)	**14th January 2025**
14-day re-consultation letters to be sent on any amended plans	**Y**
Prepare draft report	**Y**
WEEK SIX (+35)	**21st January 2025**
Check 35-day Cllr call-in for Committee	**Y**
If decision based on original plans, report to be drafted and submitted for sign off	**N/A**
WEEK SEVEN (+42)	**28th January 2025**
If decision based on amended plans, report to be drafted and submitted for sign off	**Y**
Reason for EOT	**AMENDMENTS TO FURTHER PROTECT RPA**

APPLICATION NO./ADDRESS:

DC/24/1936
Green Jade , Broomers Hill Lane, Pulborough, West Sussex, RH20 2DU

DESCRIPTION:

Erection of a garage, associated driveway and landscaping.

RELEVANT PLANNING HISTORY:

DC/14/1284	Erection of internal gates within the boundary of the property not exceeding 2.0m in height (Lawful Development Certificate - Proposed)	Application 10.07.2014	Permitted on
DC/13/0443	Replacement entrance gate and pier to left hand side	Application 08.05.2013	Refused on
DC/11/2599	Detached single storey car barn with log store and refenestration of the North facing elevation (Certificate of Lawful Development - Proposed)	Application 08.02.2012	Permitted on
PL/24/77	Swimming pool and enclosure and sauna suite to existing (From old Planning History)	Application 12.05.1977	Permitted on
PL/43/73	Swimming pool extension to existing dwelling (From old Planning History)	Application 11.05.1973	Permitted on
PL/78/73	Swimming pool extension to existing dwelling (From old Planning History)	Application 13.07.1973	Permitted on
PL/82/63	Bungalow and garage. (From old Planning History)	Application 04.12.1963	Permitted on

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 30 - Protected Landscapes
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 41 - Parking

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 16: Protected Landscapes
Policy 17: Green Infrastructure and Biodiversity
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
Policy 46: Ancillary Accommodation

Pulborough Design Statement

Neighbourhood Plan:
Pulborough Parish have produced a neighbourhood plan which have been subject to successful Examination but cannot proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations.

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:

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.

WSCC Highways: Advice (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.

NatureSpace Partnership: Advice (Summary):-

It is considered that the proposed development is unlikely to have an impact on great crested newts and/or their habitats.

Informative was recommended as the development is within the red Impact Risk Zone as modelled by district licence mapping.

HDC Arboriculture: Objection - Initial comment (Summary):-

The submitted Arboricultural Impact Assessment (AIA) and Method Statements (AMS), is a fair assessment of quality/condition of the trees at the site, and tree related impacts of the development proposals at the site. However, the development proposals do not satisfactorily confirm with the minimum requirements of the current industry standard, BS 5837 Trees in relation to Design, Demolition and Construction – Recommendations (2012) in terms of Root Protection Area encroachment (RPA).

HDC Arboriclture: Advice - Subsequent comment after submission of amended proposal (In Full):-

Subject to the new drive being constructed using a fully above-ground no-dig construction method as has recently been proposed, I would be in a position to register no objection to this proposal on tree grounds. Whereby, the route of the new drive must be prepared using a selective herbicide to kill off the existing grass, and then depressions or ruts in the route are filled in with clean topsoil, to create a flat surface. Then a base geotextile (300g/m2) would need laid down before the cellular confinement system is placed along the route. The cellular confinement system should then be filled with 4/20 or 20/40 aggregate before the top separation geotextile (100-300g/m2) is placed upon the cellular confinement system. Once this is in place a porous/permeable wearing course should be used such as gravel to create the top layer of the drive. It would be preferable if wooden edge supports are used, such as peg-and-bord edging, King posts or Railway sleepers fixed in place.

With regards to the footing for the garage, as they are located on the very edge of the RPA, in this instance and subject to the excavations being completed by hand and under arboricultural supervision I would consider the extent of development within the RPA of T4 to fall within tolerable limits.

An amended Tree Protection Plan has been submitted on 21 February 2025, and the Arboricultural Officer does not object to the current amended proposal, given that a condition is included requiring the development to be carried out in accordance with the AIA/AMS.

HDC Conservation: No Objection:-

Due to the nature of the site and the position of the listed buildings separated from the site by Broomers Hill Lane, it would not be considered that the proposal would result in additional harm to the setting of the grade 2 listed White Horse Inn, and Hillside.

Parish Comments:

Pulborough Parish Council does not object to this proposal, and reiterated that great crested newts must be protected should they be found.

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:

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.

This proposal is for the erection of a detached garage, associated driveway and landscaping at Green Jade, Broomers Hill Lane, Pulborough, RH20 2DU. The application site is a large residential plot in the countryside near the intersection of Broomers Hill Lane and Mare Hill Road, with an established built environment to the east of the site across Broomers Hill Lane, including White Horse Inn, a Grade II listed building.

The proposed detached triple garage would be erected at the rear of the existing curtilage of the large detached single storey dwellinghouse, near the existing southeastern site boundary. With a dual pitched roof, its maximum ridge height would be approximately 4.37 metres. It would be approximately

10.67 metres wide with a depth of 8.67 metres. Charred and waxed vertical timber cladding would be used, and standing seam would be used for the proposed roof.

Aluminium sectional rail and stile doors are proposed for the three garage doors at the northwest elevation, and an aluminium door would also be installed to the proposed northeast elevation.

Despite its relatively large appearance, the proposed garage would be well screened due to established trees and hedgerows, as well as the gradient of the application site. It is considered that no unacceptable impacts would result to the character of the surrounding area, including the nearby Grade II listed building of White Horse Inn.

Policy 28 of the HDPF requires garages to be grouped with the dwelling they serve. The proposed garage would not be located adjacent to the host dwelling.

A site visit has been carried out, and it is recognised that the gradient of the application site is relatively steep, especially around the location of the existing dwelling. Any erections of an additional garage near the existing dwelling would require significant excavations and alterations to the terrain of the site.

Furthermore, it is noted that no other buildings are suitable for the conversion to the garage on site. Taking into consideration that the proposed location of the garage is the flattest area of the site, and that the proposed garage would be located well within the curtilage of the dwellinghouse with accessible connection to the existing driveway, this proposal is on balance considered acceptable. The Applicant has confirmed that the building would be used for the secure storage of vehicles, and it is considered reasonable to secure such incidental use by condition, particularly given the distance to the main dwelling and associated outbuildings.

The proposal is 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.

Trees

Policy 30 of the HDPF seeks to require development proposals close to protected landscapes to demonstrate that there will be no adverse impacts to the natural beauty and public enjoyment of these landscapes as well as any relevant cross boundary linkages.

Despite its proximity to an established built environment, the South Downs National Park is located directly to the South of the application site, across Mare Hill Road.

A number of trees would be removed to allow the proposed garage to be constructed. A steel frame would be used for the garage to minimise the need for foundations, and one individual excavation would be carried out within the Root Protection Area (RPA) of tree T4, a mature Oak.

The proposed driveway would cut through the centre of the RPA of T4, and a degree of excavation was proposed in the initial proposal. The Council's Arboriculturist have recommended a no dig method for the construction of the driveway. The proposed driveway and garage have since been amended to now involve limited hand digging. Additionally, the proposed driveway would now utilise the Cellweb TRP 100mm no dig method.

A condition is recommended to ensure these no-dig methods are carried out and that important trees on site are protected, in accordance with Policy 30 of the HDPF.

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.

The proposed garage would be located on a large residential plot and would be well-screened by existing established vegetation along the site boundary, as well as the existing gradient of the site. Mature trees would also be protected, retaining crucial layers of screening.

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 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 current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

Great Crested Newts

The application site is located within the red zone, an area with the most suitable habitat and high risk of great crested newt presence. An informative is recommended to remind the Applicant that all works must cease should great crested newts be found at any stage of development.

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 **Regulatory Condition**: All works, including the proposed driveway and excavations, shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement by Gifford Tree Service dated 28 November 2024 and its associated Tree Protection Plan reference 3.002 Rev 03.

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 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 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).

5 **Regulatory Condition**: The development hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of Green Hade, Broomers Hill Lane, Pulborough as a dwelling and shall not be used as a separate unit of accommodation or for any commercial purpose.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT
Great Crested Newts - The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill Great Crested Newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

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/24/1936
(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	Site Plan Proposed	3.002 Rev 03	21.02.2025
Section plan	Site Sections	3.010 Rev 03	18.02.2025
Location & Block plan	Location & Block Plan	3.000 Rev 01	27.01.2025
Supporting Docs	CellWeb TRP Tree Root Protection Specification	NONE	27.01.2025
Floor plan	Floor and Roof Plan	3.100	12.12.2024
Supporting Statement	Arboricultural Impact Assessment and Method Statements by Gifford Tree Service dated 28 November 2024	NONE	12.12.2024
Elevation plan	Elevations	3.200	12.12.2024
Site plan	Site Plan Existing	3.001	12.12.2024
Site plan	Site Plan Proposed	3.002 Rev 03	18.02.2025

DELEGATED

Case Officer sign/initial Joshua Lee Date: 13.03.2025

Authorising Officer sign/initial Tamara Dale Date: 19.03.2025