Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0738
Woodcutters , Forest Road, Colgate, West Sussex, RH12 4TB

DESCRIPTION:
Demolition of the existing conservatory. Erection of single storey and part two storey extensions. Erection of a detached three bay garage building with ancillary accommodation over. Remodelling and enhancement of the existing hard and soft landscaping.

RELEVANT PLANNING HISTORY:

None

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 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 40 - Sustainable Transport
Policy 41 - Parking

Colgate Neighbourhood Plan:
Colgate has not been designated as a Neighbourhood Plan area.

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 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
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:

Horsham District Council (Arboriculture): Advice (Summary)
"The application has been supported by an Arboricultural Implications Assessment (AIA) prepared by Broad Oak Tree Consultants Ltd., reference J67.25, dated 21st September 2025. The AIA is accompanied by a Tree Protection Plan (TPP) (Drawing No. J67.25/02), which sets out how the retained trees will be safeguarded throughout the development, should it be approved"

Surrey County Council Historic Environment Planning (Archaeology): No Objection
"The site is within an Archaeological Notification Area DWS8531- St Leonards Forest and Surrounding Area Multi-Period Industrial Activity, Colgate. However the proposed extensions are not large and although the proposed garage is fairly substantial, the site will have suffered disturbance during the removal of the previous structure and the construction of the current dwelling in the 1990s and so as it is unlikely that significant archaeological remains will be disturbed, we have no archaeological concerns"

Southern Water: Advice
Southern Water commented advice on the application.

Insufficient Information provided
Construction of the development shall not commence until details of the proposed means of foul/surface water drainage disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

Existing Southern Water Assets
Please see the attached extract from Southern Water records showing the approximate position of our existing sewer and water main assets crossing/in the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised. To get in contact to confirm the exact position of the asset please visit.
https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf

For information on required stand-off distances from public sewers please refer to:
https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf

Existing Water Main
The 102 mm diameter water main requires a clearance of 6 metres on either side of the water main to protect it from construction works and to allow for future maintenance access.

No excavation, mounding or tree planting should be carried out within 6 metres of the external edge of the public water main without consent from Southern Water. All existing infrastructure, including protective coatings and cathodic protection, should be protected during construction works. Please refer to: https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf

Condition: In order to protect water apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission. The developer must agree with Southern Water, prior to commencement of the development, the measures to be undertaken to protect/divert the public water supply main.

Tree planting
We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" (https://www.southernwater.co.uk/media/pddob0vn/ds-tree-plantingguide-nwm.pdf) and the Sewerage Sector Guidance (https://www.water.org.uk/sewerage-

sectorguidance-approved-documents/) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

Condition: In order to protect public apparatus, Southern Water requests that if consent is granted, the following pre commencement condition is attached to the planning permission; The developer must advise the local authority (in consultation with Southern Water) of the landscaping proposals in proximity of public apparatus in order to protect it in accordance with Southern Water's guidance, prior to the commencement of the development.

Proposed works involve demolition
In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

Parish Comments:

The Parish commented: “Concern at the proposed design of the house - it looks very elongated. The garage is very large and the plan shows living accommodation on the first floor. The garage is sited some distance from the house and there is a concern that it could become a separate dwelling. How many trees will be felled and what type of tree will they cut down so that they can build the garage”

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:

This application is for the Demolition of the existing conservatory. Erection of single storey and part two storey extensions, Erection of a detached three bay garage building with ancillary accommodation over, Remodelling and enhancement of the existing hard and soft landscaping at Woodcutters, Forest Road, Colgate. Woodcutters is a large property set back from Forrest Road via sizable driveway. The property is approximately 2.4km from the built up area of Horsham and is therefore judged to be in the countryside when regarding policy.

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.

Principle of Development

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.

The proposal sees the introduction of a garage structure with overhead ancillary accommodation. The garage / annexe itself would be located approximately 40m from the main dwellinghouse at its closest point and would look to be accessed via both footpath and a wider driveway. After revisions which realigned the position to be closer to the dwellinghouse as well as revising the design so that it was not accessed via separate gated access, the proposed garage / annexe is considered to have a functional relationship with the dwellinghouse. Though a large presence, it would be considered to represent ancillary accommodation that is of a size that would fit in the existing curtilage and would not amount to overdevelopment of the existing plot.

The application seeks an ancillary use and taking into account all relevant factors, as a matter of fact and degree it is considered the proposal would not be tantamount to the creation of an independent dwellinghouse. A condition to require the building proposed to be used solely for purposes ancillary to the main dwelling is recommended.

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.

The proposal is large in scope and includes a number of external and internal alterations to remodel the main dwellinghouse as well as inclusion of the erection of a three-bay garage with first floor annexe accommodation to the north of the main dwelling.

The main dwellinghouse sees the removal of the existing conservatory which is replaced with a smaller footprint orangery with the current living room also extended out slightly. A first floor extension is erected over this extension to increase the floorspace to the bedroom with space created for a balcony. An additional dormer is also to be sited on the rear elevation. A small extension for a utility room to the side of the dwelling is also proposed.

The existing garage is to be converted into habitable space with a curved linked erected to join the garage and the main dwelling house which increases the scale of the dwellinghouse as perceived. The proposal is designed to match aesthetic cues from the main dwelling house. Though there is an introduction of flat roof dormers to the converted garage, these are judged to compliment the dwelling by retaining a subservience to the dwellinghouse's main built form. Though the chimney does introduce a taller structure which competes with the dwellinghouse's stature, it is judged to integrate and blend appropriately.

This does increase the scale of the dwellinghouse considerably increasing the footprint of the dwelling from ≈142m^2 to ≈267m^2. However, considering the large plot it is judged that the development would not represent over development of the dwellinghouse coupled with most of the extension being a ground floor level with only a slight increase to the first floor.

The proposal also included the introduction of a triple bay garage with first floor ancillary accommodation to the north of the dwelling, spaced at around 40m. The garage is built in a coach house style with dormers to the front elevation to serve the annexe accommodation. The built form of the garage is sizable at around 6.8m in height and 17m in width. Given the relative spacing from the dwelling, it would not be judged to compete with the dwellinghouse in terms of scale and size. However, it is considered to have a functional relationship with the dwelling with no separate access

which was requested. The proposal is thought to be complementary to the dwelling house and thought of an acceptable design given the principle dwelling's design and the AONB.

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 and Landscaping

Policy 30 of the HDPF states the natural beauty and public enjoyment of the High Weald AONB and the adjoining South Downs National Park will be conserved and enhanced and opportunities for the understanding and enjoyment of their special qualities will be promoted. Development proposals will be supported in or close to protected landscapes where it can be demonstrated 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.

Given that the development is confined to the garden and the amount of trees to be felled (considering the existing amount), there is not considered to be an impact on the landscape that would give rise to an identifiable visual harm. Though in the High Weald AONB, there is considered there would be a limited impact on the setting of this. The arboriculturist has recommended conditions to ensure that impact to trees is minimalised.

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.

Given the size of the plot, the remodelling works to the main dwelling and the introduction of annexe is not thought to impact the neighbouring amenity in a harmful way.

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

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 ad-verse 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 Habi-tats 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 pro-gramme 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

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.

Other Matters

Officers note the consultation response received by Southern Water. However, the application does not intend to alter or divert the existing system, and furthermore the proposed development would be located in place of existing development, and in any case would be set sufficiently from the identified nodes. Officers however appreciate that any disturbance or alteration to the system would require consultation with Southern Water- accordingly, and informative is attached to ensure that the applicant is aware of the constraint.

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**: 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).

4 **Regulatory Condition**: The annexe hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015)

5 **Regulatory Condition**: The garage and first floor accommodation (annexe) hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Woodcutters,

Forrest Road, Colgate as a dwelling and shall not be used as a separate unit of accommodation.

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).

6 **Regulatory Condition (Tree Protection, No-Dig Construction)**: The development hereby approved shall be carried out in full accordance with the recommendations, tree protection measures, and no-dig construction principles set out within the Arboricultural Implications Assessment (AIA) prepared by Broad Oak Tree Consultants Ltd., reference J67.25, dated 21st September 2025, including the accompanying Tree Protection Plan (Drawing No. J67.25/02). In particular:

- All protective fencing and ground protection shall be installed prior to commencement of works and before any equipment, materials or machinery are brought onto the site for the purposes of development and then retained as shown on the approved Tree Protection Plan (Drawing No. J67.25/02) prior to commencement of works and maintained in place until all construction activities are complete.
- No development works shall commence, until the person(s) responsible for supervising the works has meet with the Arboricultural Officer of the Local Planning Authority, on site, so the Arboricultural Officer can supervise that the tree protection measures have been installed in accordance with the approved Tree Protection Plan (Drawing No. J67.25/02).
- No storage of materials, machinery movement, or changes in ground levels shall take place within the fenced protection areas.
- All works within or adjacent to the Root Protection Areas (RPAs) of retained trees, including the formation of the new driveway and associated access, shall be carried out using the no-dig, porous, cellular confinement system construction method detailed in the accompanying Tree Protection Plan (Drawing No. J67.25/02), and described in Section 10.3–10.4 of the approved AIA report and in accordance with BS5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations).
- No excavation or ground level reduction shall occur within any RPA, other than the hand removal of turf or loose soil as described in the report.

The approved tree protection measures and no-dig construction methodology shall be retained and adhered to throughout the construction period, and no variation or deviation shall take place without the prior written agreement of the Local Planning Authority, following consultation with a qualified arboricultural consultant.

Reason: To ensure that all construction activities and hard surfacing works are undertaken in accordance with the no-dig principles and tree protection measures set out in the approved Arboricultural Implications Assessment and Tree Protection Plan thereby safeguarding the long-term health and stability of retained trees, in accordance with Policy 33 of the Horsham District Planning Framework (2015

NOTE TO APPLICANT – Southern Water
The 102 mm diameter water main requires a clearance of 6 metres on either side of the water main to protect it from construction works and to allow for future maintenance access. No excavation, mounding or tree planting should be carried out within 6 metres of the external edge of the public water main without consent from Southern Water. All existing infrastructure, including protective coatings and cathodic protection, should be protected during construction works. Please refer to: https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf

Reference should be made to Southern Water's publication “A Guide to Tree Planting near water Mains and Sewers” (https://www.southernwater.co.uk/media/pddob0vn/ds-tree-plantingguide-1_nwm.pdf) and the Sewerage Sector Guidance (https://www.water.org.uk/sewerage-sectorguidance-approved-

documents/) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)
Website: southernwater.co.uk
email at: SouthernWaterPlanning@southernwater.co.uk

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/25/0738
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Floor plan	Proposed First and Roof	PL.005	04.05.2025
Elevation plan	Proposed	PL.005	04.05.2025
Elevation plan	Proposed	PL.007	04.05.2025
Elevation & Floor plan	Proposed Garage	PL.006	04.05.2025
Supporting Statement	Planning, Design and Access	NONE	04.05.2025
Location plan		PL.001	04.05.2025
Site plan	Proposed	PL.003a	24.09.2025
Floor plan	Proposed Ground	PL.004a	27.10.2025
Plans	Topographic Survey	SHEET 1 OF 2	04.05.2025
Plans	Topographic Survey	SHEET 2 OF 2	04.05.2025
Elevation plan	Existing	NONE	04.05.2025
Floor plan	Existing	NONE	04.05.2025
Supporting Statement	Arboricultural Implications Assessment (AIA)	J.67.25	24.09.2025

DELEGATED

Case Officer sign/initial JBurrowes Date: 11/11/2025

Authorising Officer sign/initial RHERMITAGE Date: 25.11.2025