Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0388
Pegasus , Thakeham Road, Storrington, West Sussex, RH20 3NW

DESCRIPTION:
Variation of Condition 1 of previously approved application DC/24/1864 (Erection of a front porch and part two, part single storey rear extension, including alterations to fenestration. Erection of a detached double garage and new automated entrance gates) To amendment siting of garage to an alternative position.

RELEVANT PLANNING HISTORY:

DC/24/1864	Erection of a front porch and part two, part single storey rear extension, including alterations to fenestration. Erection of a detached double garage and new automated entrance gates.	Application Permitted on 28.01.2025

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 41 - Parking

Thakeham Parish Neighbourhood Plan to 2031:
Policy Thakeham 6 - Design

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:
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.

HDC Arboriculture: No Arboricultural concerns are raised with the amendment to the location of the garage to an alternative position.

Parish Comments:
Thakeham Parish Council supports the proposal given that the planting condition from DC/24/1864 is retained.

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:
Planning consent DC/24/1864 approved the proposed erection of a front porch and part two, part single storey rear extension, including alterations to fenestration, as well as the erection of a detached double garage and new automated entrance gates. This application seeks to vary Condition 1 of DC/24/1864 with changes proposed to the siting and orientation of the double garage, as well as planting.

The application site is located on Thakeham Road, within a designated built-up area with dwellinghouses to the immediate north, east and west, and a school ground to the south.

The design and dimensions of the proposed double garage would remain the same in this proposal, with the only alterations being its siting and orientation. The proposed garage would now be located directly along the southern boundary of the application site, with the entrance of the garage now facing the dwellinghouse (north).

Two trees, identified as T3 and T4 on submitted plans, would be removed to accommodate the proposed garage, and two new yew trees at the south-eastern corner of the application site, would be planted to compensate for the proposed loss of trees.

All other aspects of the proposal under DC/24/1864 would remain unchanged.

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

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 Thakeham 6 of the TNP seeks to ensure that the scale, density, massing, height, landscape design, layout and materials of development should reflect the architectural or historic characteristics of existing and surrounding buildings, as well as in the wider area.

The proposed garage would be sited toward the southern boundary of the site and would now be more visible from the public highway. However, apart from two trees, established hedgerows along the southern boundary would be retained, with infill planting proposed to be carried to provide further screening after the removal of trees T3 and T4. It is considered, taking into account these factors, that the proposal would not result in any adverse impacts on the character or appearance of the site or wider surrounding area, with the visual impact of the proposal acceptable and 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 considered that the proposed alteration to the siting and orientation of the proposed garage would not, given the resulting relationship with neighbouring properties and land, result in 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.

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 28.01.2028.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Post-Development Condition**: The approved landscaping scheme, as shown on drawing no. 132_2508 REV B, shall be fully implemented within the first planting season following the erection of the garage hereby permitted.

Unless otherwise agreed as part of the approved landscaping scheme, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The first-floor window to the western (side) elevation shall be fitted with obscured glazing. No part of that window that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

Reason: To protect the privacy of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 **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, as well as email correspondence from DC/24/1864 dated 15.01.2025.

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/25/0388

(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
Elevation & Floor plan	Proposed Garage	132_2509 REV A	14.03.2025
Site plan	Existing Front Drive	132_2502 REV A	14.03.2025
Location & Block plan		132_2501 REV A	14.03.2025
Site plan	Proposed Garage & Site	132_2508 REV B	15.04.2025
Elevation plan	Existing Elevations	132_04 REV A	16.12.2024

Elevation plan	Proposed Elevations	132_07 REV A	16.12.2024
Floor plan	Existing Ground Floor Plan	132_02	03.12.2024
Floor plan	Existing First Floor and Roof Plan	132_03	03.12.2024
Floor plan	Proposed Ground Floor	132_05	03.12.2024
Floor plan		132_06	03.12.2024
Supporting Docs	Email Correspondence from DC/24/1864 re: materials	NONE	15.01.2025

DELEGATED

Case Officer sign/initial Joshua Lee Date: 24.04.2025

Authorising Officer sign/initial Guy Everest Date: 09.05.2025