



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0867
Woodside, Tower Road, Colgate, West Sussex, RH12 4SX

DESCRIPTION:

Demolition of existing garage and erection of a two storey garage with solar panels and roof windows. Erection of a two storey rear extension, single storey glazed side extension, and installation of solar panels to the roof. Replacement of windows and doors to front, rear and side elevations. Erection of a single storey 9.5m long pergola to the side of the house.

RELEVANT PLANNING HISTORY:

DC/24/0856	Erection of a two storey side extension with internal reconfiguration, rear infill extension, replacement of all windows, installation of solar panels to roof. Demolition of existing garage and erection of a two storey garage with solar panels and glazed canopy between garage and house. Demolition of two timber sheds and erection of a metal shed.	Application Permitted on 22.08.2024
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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 41 - Parking

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

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:

Arboricultural Officer: Comment

The scheme as proposed does not negatively impact any trees of high landscape value or merit at the property or those within the designated ancient woodland to the east of the property and Tower Road. Therefore, no Arboricultural concerns are raised with the scheme.

Southern Water: No Objection.

Parish Comments:

Colgate Parish Council: Reaffirm previous comments as follows:

The garage is very large, and the Parish Council would query the requirement for a bathroom, kitchenette and living accommodation.

Would ask that a condition be applied to the garage that it is not to be turned into a separate dwelling and for it to be only for use in association with the main house.

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 obtained during site visit. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policy 28 of the Horsham District Planning Framework 2015 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. Additionally, Policy 28 of the HDPF 2015 states 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.

The proposal seeks planning permission for the demolition of existing garage and erection of a two storey garage with solar panels and rooflights, erection of a two storey rear extension, single storey glazed side extension, and installation of solar panels to the roof. Replacement of windows and doors to front, rear and side elevations. Erection of a single storey 9.5m long pergola to the side of the house.

This application is a resubmission of a recently approved planning permission reference DC/24/0856, for the erection of a two storey side extension with internal reconfiguration, rear infill extension, replacement of all windows, installation of solar panels to roof. Demolition of existing garage and erection of a two storey garage with solar panels and glazed canopy between garage and house. Demolition of two timber sheds and erection of a metal shed. The proposed development has omitted the approved two storey and single storey extensions, with a two storey flat roof addition now proposed to the south-west elevation, along with a single storey pergola structure extending further to the south-east.

During the course of this application amendments were negotiated to remove 3 no. dormer windows on the front roof slope of the proposed detached garage and the removal of the external staircase. The proposed garage now seeks to provide 5no. rooflights to the front roof slope.

While the cumulative extensions to the dwelling would appear quite large, it is recognised that the site benefits from an extant permission for a number of two storey and single storey additions. The proposed two storey extension would infill the rear of the dwelling, and whilst incorporating a flat roof, would sit within the context of the site and would not appear overtly dominant or prominent. It is therefore considered on balance, that this addition would be acceptable. The proposed pergola addition would extent at a distance from the main dwelling, but would be single storey and appear visually subservient to the dwelling as a whole. Cumulatively the additions would sit well within the residential curtilage, retaining sufficient space to avoid an overbearing impact or overdevelopment. Given the existing characteristics of the dwelling, which incorporate flat roof and pitched roof features, the proposed extensions are considered acceptable.

The proposed garage would retain a degree of subservience to the main dwelling and would be grouped with the house. It is recognised that the site benefits from an extant permission for a garage of similar size, design and form to that proposed, with the addition of rooflights and solar panels not considered to result in harm to the character and visual amenity of the site.

For the above reasons, the proposal is considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling. The development 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.

Due to the orientation of the application site, it is considered that the siting and layout of the proposal and the resulting relationship with adjacent 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.

Conclusion

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	125	323	0
	Total Gain		
	Total Demolition		0

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

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 and finishes of all new external walls, windows and roofs of the development hereby permitted shall match in type, colour and texture those of the existing building.

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

- 4 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015, as amended, the proposed detached garage hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling house, Woodside, Tower Road, Colgate (as identified on the approved plans) and shall not be used for any trade or business nor as a separate living accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between

independent units of living accommodation contrary to Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

Biodiversity Net Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Under Regulations 4, 5, 7 & 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 the statutory biodiversity gain condition required by Schedule 7A to the Town and Country Planning Act 1990 (as amended) does not apply in relation to planning permission for development which:

1. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (a hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric);
2. is the subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015;
3. is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain planning condition which applies in relation to another development (In determining whether a development is undertaken solely or mainly for this purpose, no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee);
4. consists of no more than 9 dwellings, is carried out on a site which has an area no larger than 0.5 hectares, and consists exclusively of dwellings which are self-build or custom housebuilding ("Self-build or custom housebuilding" has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended)).

In addition, the Biodiversity Gain Plan Condition does not apply to applications for major development made before 12 February 2024, or non-major development made before 2 April 2024.

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

Statutory exemptions and transitional arrangements

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at <https://www.gov.uk/guidance/biodiversity-net-gain>.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

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/26/0867

(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
Roof plan	Proposed Plans 3	(07)-005 revision B	09.06.2026
Location & Site plan	Location and Site Plans	(01)-001 revision P	03.08.2026
Floor plan	Existing Plans 1	(02)-001 revision B	09.06.2026
Plans	Existing Plans 2	(02)-002 revision B	09.06.2026
Plans	Existing Garage	(02)-003 revision B	09.06.2026
Elevation plan	Existing Elevations 1	(03)-001 revision B	09.06.2026
Elevation plan	Existing Elevations 2	(03)-002 revision B	09.06.2026
Floor plan	Proposed Plans 1	(07)-001 revision R	09.06.2026
Plans	Proposed Plans 2	(07)-002 revision N	09.06.2026
Plans	Proposed Garage	(07)-003 revision J	13.07.2026
Elevation plan	Proposed Elevations 1	(08)-001 revision Q	09.06.2026
Elevation plan	Proposed Elevations 2	(08)-002 revision Q	09.06.2026
Location plan	Location Plan	NONE	20.05.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 04.08.2026

Authorising Officer sign/initial Tamara Dale Date: 05.08.2026