DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0958
Peppersgate Farmhouse, Brighton Road, Lower Beeding, West Sussex, RH13 6NH

DESCRIPTION:
Erection of a single storey side extension (Householder)

RELEVANT PLANNING HISTORY:

DC/25/0959	Erection of a single storey side extension (Listed Building Consent)	Pending Consideration

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

Neighbourhood Plan:
The Lower Beeding Neighbourhood Plan has undergone examination with a Decision Statement issued confirming that the plan should proceed to referendum. Of relevance to this application is: -

Policy 12 - Design

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
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:
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 Conservation Officer: No Objection. The proposed extension will be attached to a rebuilt east external wall so will not damage or otherwise interfere with significant historic fabric. The revised roof design has removed a large proportion of the flat roof area. The remaining area of flat roof will not draw undue attention and dilute the character of this vernacular building. The extension will be a proportionate and visually appropriate addition and will not prevent an understanding or appreciation of the special interest of the listed building. The proposal will also not harm the character of the conservation area. Conditions suggested.

Southern Water: No Objection

Parish Comments:
(Initial Consultation) Objection as the proposed application is not in keeping with a Grade II listed building.

(Following Amended Plans): No Objection.

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 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.

Policy 34 of the HDPF seeks to ensure that proposals preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials. Moreover, proposed development are required to secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset.

Peppersgate Farmhouse is a sizeable detached two-storey Grade II Listed building, located within the Crabtree Conservation Area. The site lies in the countryside, outside any built-up area boundary, centrally positioned within a small cluster of buildings. Peppersgate Farmhouse is a recognisable 16th Century timber-framer farmhouse, with modern brick infilling and a Horsham slab roof.

The proposed development involves the demolition of an existing side extension on the eastern elevation, which the applicant states is structurally unsound, and the erection of a replacement extension. The original submission proposed a flat-roofed extension with vertical cedar cladding, however, in response to concerns raised as part of the application process amended plans were received.

As now proposed, the extension would incorporate a pitched roof with a partial flat roof, of a similar height to the existing extension. The proposed elevations indicate the use of vertical cedar cladding and roof tiles to match those of the existing building. The proposed extension would be attached to a rebuilt east external wall so will not damage or otherwise interfere with significant historic fabric. It is considered that the amended scheme would not dilute the character of the vernacular listed building, or prevent an understanding or appreciation of its special interest. Similarly, there would be no adverse impacts on the wider conservation area, the character and appearance of which would be preserved.

Accordingly, the development is considered to be of a design, form, and scale appropriate to the listed building and its setting, causing no harm to the conservation area, countryside, or wider surroundings. The proposal is therefore acceptable in visual terms and accords with relevant planning 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 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 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 Condition**: No new-build development above ground floor slab level shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

a) Drawings to a scale not smaller than 1:5 fully describing roof details including sections through:
- roof ridge
- eaves
- verges
- flat roof perimeters including junction with existing east elevation.

b) Samples or specifications of external materials and surface finishes.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: All new and replacement rainwater goods shall be cast iron or cast aluminium.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 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/25/0958

(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
Location & Site plan	Existing Site and Location Plan	ARC/ 122/ 25/ 06	09.06.2025
Floor plan	Existing Ground Floor Plan	ARC/ 122/ 25/ 01	09.06.2025
Floor plan	Existing First Floor Plan and Roof Plan	ARC/ 122/ 25/ 02	09.06.2025
Elevation plan	Existing Elevations	ARC/ 122/ 25/ 03	09.06.2025
Section plan	Existing Sections 1 of 2	ARC/ 122/ 25/ 04	09.06.2025
Section plan	Existing Section 2 of 2	ARC/ 122/ 25/ 05	09.06.2025
Location & Site plan	Proposed Site and Location Plan	ARC/ 122/ 25/ 12	15.07.2025
Section plan	Proposed Sections 2 of 2	ARC/22/ 25/ 11	15.07.2025
Section plan	Proposed Sections 1 of 2	ARC/22/ 25/ 10	15.07.2025
Elevation plan	Proposed Elevations	ARC/22/ 25/ 09	15.07.2025
Floor plan	Proposed First Floor and Roof Plan	ARC/22/ 25/ 08	15.07.2025
Floor plan	Proposed Ground Floor Plan	ARC/22/ 25/ 07	15.07.2025

DELEGATED

Case Officer sign/initial Sam Nye Date: 19/08/2025

Authorising Officer sign/initial Guy Everest Date: 20.08.2025