DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0024
22 The Old Sussex Stud, Cowfold Road, West Grinstead, West Sussex, RH13 8JP

DESCRIPTION:
Alterations to dwelling to include 5No. replacement windows and replacement doors (Retrospective)

RELEVANT PLANNING HISTORY
None relevant

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 34- Cultural and Heritage Assets

West Grinstead Neighbourhood Plan

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
HDC Conservation and Heritage Officer: No Objection - although the design of the replacement front door and adjacent glazed strip is not ideal in reinforcing the historic use of the rebuilt stallion house the works have not harmed the setting of the adjacent listed buildings.

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.

Parish Comments:
None received

Representations:
2 representations were received, objecting as the alterations to the windows and door are out of keeping with other listed buildings at The Old Sussex Stud.

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

Policies 32 and 33 of the HDPF seeks 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 states that development should be reinforce the special character of the historic environment through appropriate siting, scale, form and design; and should make a positive contribution to the character and distinctiveness of the area. Proposals should preserve and ensure clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials.

Paragraph 205 of the NPPF states that "when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)." Paragraph 206 continues to state that "any harm to, or loss of, the significance of a designated heritage asset (from its alterations or destruction, or for of development within its setting), should require clear and convincing justification."

The application seeks consent for the retention of 5 replacement windows and replacement doors at 22 The Old Sussex Stud, a former equestrian establishment which underwent a conversion in the late 1990s when planning permission was granted to convert numerous stable buildings into residential dwellings. The property subject of this application was formerly a stallion box and is now a one-bedroom dwellinghouse.

The original window and patio door openings comprised black painted timber frames, with the replacements comprising black aluminium frames of similar glazing pattern and proportions. The replacement entrance door is more noticeably different, with the inclusion of a side glazed panel in place of a previously existing timber panel. The change in material is not considered harmful to the character or appearance of the host building and sufficiently preserves the rural vernacular. The alterations to the side entrance door are somewhat discordant but is not unduly prominent in views from surrounding properties and land, such that the overall impact on the prevailing character and appearance of the locality is relatively minor.

The proposal has not resulted in the harmful loss of historic fabric and there has been no adverse impact on the setting of heritage assets. The replacement windows and doors are considered to be acceptable in respect of the host building and the character and appearance of the wider surrounding

area has been preserved. The proposal is therefore considered to accord with relevant local and national 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 nature of the proposal is such that there has been a neutral impact on neighbouring amenity, with no unacceptable harm identified, in accordance with the above policy.

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.

Conclusion

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

Recommendation: Application Permitted

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/24/0024
(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 plan	Proposed	011	08.01.2024
Elevation plan	Proposed	010	08.01.2024
Floor plan	Existing	003	08.01.2024
Elevation plan	Existing	004	08.01.2024
Elevation plan	Existing	005	08.01.2024
Elevation plan	Existing	006	08.01.2024
Block plan	Proposed	007	08.01.2024
Elevation plan	Proposed	009	08.01.2024
Floor plan	Proposed	008	08.01.2024
Supporting Statement	Planning	NONE	08.01.2024

Location plan		001 REV A	21.02.2024
Block plan	Existing	002	08.01.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 16.04.2024

Authorising Officer sign/initial Guy Everest Date: 17.04.2024