Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1738
1 Downs View Terrace, Staples Barn Lane, Henfield, West Sussex, BN5 9QD

DESCRIPTION:
Variation of condition 1 and 10 of previously approved application reference DC/23/1937 (Demolition of garage and outbuildings and construction of a one-bedroom single storey dwellinghouse) to amend the plans and materials to comply with the passive house standards.

RELEVANT PLANNING HISTORY:

DC/23/1937	Demolition of garage and outbuildings and construction of a one-bedroom single storey dwellinghouse.	Application Permitted on 16.04.2024.
DC/24/1655	Non-Material Amendment to previously approved application DC/23/1937 (Demolition of garage and outbuildings and construction of a one-bedroom single storey dwellinghouse) for slight repositioning of house out of north east corner.	Received
DISC/24/0277	Application for Approval of Details Reserved by Condition 3 and 4 to approved application DC/23/1937	Under Consideration

DESCRIPTION OF THE SITE
The application site is located within the built-up area of Henfield on Staples Barn Lane. 1 Downs View Terrace benefits from a sizeable curtilage, with a garage, outbuilding and shed towards the rear. The site is on the Western side of Henfield. The dwelling is accessible through an access track to the south of the curtilage, which leads to a public footpath that provides access to the local school and allows access to the rear of the dwellings along Upper Station Road.

DESCRIPTION OF THE APPLICATION
The application seeks permission for the variation of condition 1 and 10 to amend the plans and the materials to comply with passive house standards.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 40 - Sustainable Transport

Policy 41 - Parking

Henfield Neighbourhood Plan (2017-2031):
Policy 12- Design Standards for New Development

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 9: Water Neutrality
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 40: Improving Housing Standards in the District

Henfield Parish Design Statement (2008)

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:
None received.

Representations:
2 letters of Objection have been received from 2 addresses, objecting to the application on the following grounds:

- Public Footpath
- Construction Traffic

Parish Comments:
Henfield Parish Council: No Objection.

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 seeks a minor material amendment to the existing planning permission (ref: DC/23/1937) through a variation of the approved plans list (Condition 1) and the materials condition (Condition 10), to accommodate a series of amendments to the approved design. The amendments include: -

- Use of highly insulated timber framed panels finished with timber cladding.
- Moving the house out by 100mm from the north-east corner.
- A change in materials, from brickwork and feather edge timber to vertical cladding fixed to the timber panels.
- Simplification of window and doors to allow use of triple glazing.
- Insulated roof panels finished with standing seam metal roof with integrated solar panels.
- Downpipes and gutters to be galvanised steel and base plinth will be finished with cementitious board.

The application has been assessed on the basis of the submitted details, together with the planning history of the site, available images, and photographs. These details were considered sufficient to allow the application to be properly considered and determined.

Design 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.

Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity, and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change.

The amendments would retain the overall scale of the original permission, with minor changes to the siting continuing to retain appropriate separation from the site boundaries. The revised material palette would create a more contemporary appearance to the dwelling, with brickwork and slate replaced with timber cladding and a standing seam roof. There is no objection to this approach in this location, with the materials considered acceptable.

The proposed materials would contribute to the use of highly insulated timber framed panels, achieving low levels of heat loss, and high insulation levels and air tightness performance, in line with the above climate policies.

The development, therefore, would not result in significant harm to the built environment. The design, scale and form of the proposal is considered to integrate satisfactorily such that it is not considered that the proposal would have an unacceptable impact on the character of the area, in accordance with the above policies.

Residential 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.

The nature of the proposed amendments and the resulting relationship with adjoining properties is considered sufficient to prevent any unacceptable harm to neighbouring amenity.

It is noted that two representations were received, raising concerns relating to construction traffic along the public footpath. This concern is acknowledged, with condition 3 of the original permission requiring details of the site set up during construction, with this to include details of parking and loading arrangements. This condition would remain relevant to the amended scheme and is considered an appropriate means of mitigating potential short-term impacts during the construction process, such that no unacceptable harm would arise.

Conclusions:

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

Recommendation: Application Permitted

Conditions:

2 **Regulatory (Time) Condition**: The development hereby permitted must be commenced by the 16th April 2027.

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

3 **Pre-Commencement Condition:** No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access and in accordance with Policies 33, 40 and 41 of the Horsham District Planning Framework (2015).

4 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater harvesting system required by the approved water neutrality statement (C2932 P4 received 23.02.2024 - attached to DC/23/1937) have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework, its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats and species).

5 **Pre-Occupation Condition**: The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (C2932 P4 received 23.02.2024 attached to DC/23/1937). No dwelling hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework, its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

6 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the car parking spaces necessary to serve it have been constructed and made available for

use in accordance with the approved plans. The car parking spaces permitted shall thereafter be retained as such for their designated use.

Reason: To provide car-parking space for the use in accordance with Policy 40 of the Horsham District Planning Framework (2015).

7 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

8 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabits per second through full fibre broadband connection has been provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

9 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a fast charge electric vehicle charging point for that dwelling has been installed. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.

Reason: To mitigate the impact of the development on air quality within the district and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

10 **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).

11 **Regulatory Condition**: No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank, or public Holidays.

Reason: To safeguard the amenities of adjacent occupiers 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/24/1738
(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 & Block plan		CH1264/001 REV C	07.01.2025
Supporting Statement	Planning	NONE	08.11.2024
Roof plan	Proposed	CH1264/007 REV B	08.11.2024
Elevation plan	Proposed and Section	CH1264/008 REV B	08.11.2024
Elevation plan	Proposed Site	CH1264/009 REV B	08.11.2024
Layout plan	Proposed	CH1264/006 REV B	08.11.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 08.01.2025

Authorising Officer sign/initial Guy Everest Date: 08.01.2025