Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1907
Hobjoins Manor, Hyde Street, Upper Beeding, West Sussex, BN44 3TG

DESCRIPTION:
Conversion of garage loft into habitable living space and installation of new roof.

RELEVANT PLANNING HISTORY:

DC/19/0648	Subdivision of existing property into two new dwellings including associated alterations and erection of garden boundary wall.	Application Permitted on 22.05.2019
DC/18/0450	Change of use from detached barn (to rear of Hobjoins) to a residential dwelling along with the creation of a new vehicular access to the north of Hobjoins and laying of permeable hardstanding to a provide a parking space in association with Hobjoins.	Application Permitted on 06.01.2020
DC/19/0649	Subdivision of existing property in to two dwellings including associated alterations and erection of garden boundary wall (Listed Building Consent)	Application Permitted on 22.05.2019
DC/19/1264	Variation of condition 1 to previously approved DC/19/0649 (Subdivision of existing property in to two dwellings including associated alterations and erection of garden boundary wall (Listed Building Consent) Relating to amendment to internal layout	Application Permitted on 27.09.2019
DC/20/0359	Variation of Conditions 1 and 5b on previously approved application DC/18/0450 (Change of use from detached barn (to rear of Hobjoins) to a residential dwelling along with the creation of a new vehicular access to the north of Hobjoins and laying of permeable hardstanding to a provide a parking space in association with Hobjoins) Relating to elevation changes and timing of condition 5b	Application Permitted on 31.07.2020
DC/22/1148	Erection of a single storey rear extension (Listed Building Consent).	Application Permitted on 16.09.2022
DC/22/1147	Erection of a single storey rear extension (Householder Application).	Application Permitted on 16.09.2022
DC/22/1828	Replacement of 12no Windows and 2no Doors to reflect the style of the listed property (Householder Application).	Application Permitted on 15.12.2022
DC/22/1829	Replacement of 12no Windows and 2no Doors to reflect the style of the listed property (Listed Building Consent)	Application Permitted on 15.12.2022

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
Policy 40 - Sustainable Transport
Policy 41 - Parking

Upper Beeding Parish Neighbourhood Plan 2018-2031 (UBPNP):
Policy 8 Design Standards for New Development:

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 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 46: Ancillary Accommodation

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:
HDC Conservation: No Objection, modification of roof design recommended.

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:
3 representations have been received, objecting to the application for the following reasons: -

- Loss of light and overshadowing.
- The increased height and extended roof form would be overbearing.
- Loss of privacy, including from the external staircase.
- Noise and disturbance.
- Impacts arising from construction activities.
- Potential for additional residential units to be created.
- Loss of property value.

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 site is within the Upper Beeding built up area and lies just within the northern boundary of the conservation area, within the curtilage of the Grade II listed Hobjoins Manor. The existing garage building the subject of this application is located at the northern part of the curtilage adjacent to the parking turning area and private driveway leading from Hyde Street to the west. The front (south) of the garage faces onto a further large outbuilding which is situated between the application building and Hobjoins Manor located further to the southwest.

The existing garage building is a brick built triple sized garage with hipped plain tiled roof. Planning permission is sought for conversion of garage loft into habitable living space and installation of new roof half-hipped with ridge height raised by 0.5 metre. First floor habitable space to provide ancillary office/gym and shower/wc and the installation of 3no. pitched roof dormers and 2 rooflights all on the south elevation facing into the site. External steps to west side elevation following amended plans would be of reduced height above ground level and so as to be below the side hipped roof. The roof to be fitted with matching plain tiles and upvc (white) windows.

On the basis of the above, the principle of the proposed development is acceptable with a condition attached to ensure that the additional accommodation is used only in connection with the residential use of the main dwelling.

Character and Appearance

Policy 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 outlines that development should reinforce the special character of the district's historic environment through appropriate siting, scale, form and design, including the use of traditional materials and techniques. Development should make a positive contribution to the character and distinctiveness of the area, and should preserve and ensure clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials.

Policy 9 of the Upper Beeding Neighbourhood Plan states that the scale, density, massing, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings.

This part of the conservation area has been developed in the more recent past. The existing garage is illustrative of the suburban encroachment from the north. The existing building is only glimpsed from Hyde Street and does not have a clear relationship with Hobjoins Manor or its historic barn. The proposal to increase the ridge height and pitch of the roof would not be readily perceptible from the public realm or within the setting of the listed drawings, and amended drawings have been received as part of the application process to replace gable ends with barn ends and create a reduced massing at roof level of the extended building. The pitched roof dormers are of modest proportions and would be well contained within the roofslope, not appearing unduly dominant or incongruous additions to the building or wider surrounds.

It is considered that the proposed external alterations would create a building which would remain of a form, size and design reflective of garage outbuildings in the area, and which would remain clearly

subservient to surrounding dwellinghouses. The proposal would not therefore amount to a harmful overdevelopment of either the host building or the site itself.

The site is adjoined by established vegetation which is largely outside of the application site boundaries, with the application form stating that no trees would be removed to facilitate the development. The extensions would be sited above an existing structure and while some pruning of overhanging branches may be required this would not, given the nature of the planting, be harmful the specimens or the amenity of the Conservation Area. It is not considered that details of landscaping or tree protection would be required in order for the proposal to be acceptable, with no conditions recommended in this regard.

It is therefore considered that the visual impact of the proposal is acceptable and would result in no adverse impacts on the setting of surrounding heritage assets, 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 amended roof form and the relationship between the extended building and surrounding properties and land is such that no unacceptable impact on neighbouring amenity would arise from the proposal. While the increase in height and massing at roof level would therefore be visible, the remaining separation is considered sufficient to ensure an acceptable standard of amenity remains.

The provision of incidental accommodation within the roof space would not be expected to result in significant potential for harmful levels of noise or disturbance, with window openings fronting the application site (rather than neighbouring properties) and the external staircase allowing for intermittent access and egress rather than a raise platform for any other use.

The relationship between the extended outbuilding with neighbouring properties would not be unusual or unexpected in an established residential location such as this, with the proposal considered to accord with the above policy.

Water Neutrality

The proposal represents the formation of incidental accommodation for use directly in association with the host building. The submission does not indicate the formation of separate or self-contained accommodation, with use in this manner preventable by way of condition. As such, 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 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form. The roof tiles and tile hanging to be used in the development shall match in type, colour and texture those of the existing garage building.

Reason: In the interests of visual amenity and in accordance with Policies 33 and 34 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The accommodation hereby permitted shall be used solely in accordance with the approved plans for purposes incidental to the occupation and enjoyment of the dwelling Hobjoins Manor, Hyde Street. The outbuilding shall not be used for primary living accommodation or as a separate unit of accommodation without the prior written consent of the Local Planning Authority, by way of a formal application.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites and in the interests of the amenity of the locality, in accordance with Policies 31 and 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/24/1907
(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
Block plan		NONE	09.12.2024
Elevation & Floor plan	Existing	NONE	09.12.2024
Elevation & Floor plan	Proposed	NONE	23.04.2025
Location plan		NONE	31.01.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 24.04.2025

Authorising Officer sign/initial	Guy Everest	Date:	30.04.2025