Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0957
Pensfold Farm, Naldretts Lane, Rudgwick, West Sussex, RH12 3BU

DESCRIPTION:
Erection of an oak framed garage and barn complex.

RELEVANT PLANNING HISTORY:

SF/28/56	Proposed alterations & additions to farmhouse (From old Planning History)	Application Permitted on 11.06.1956
SF/42/69	Proposed layout of farm buildings for a dairy herd (From old Planning History)	Application Refused on 12.12.1969
SF/43/69	Proposed agricultural dwelling to house a cowman (From old Planning History)	Application Refused on 12.12.1969
SF/59/63	Proposed addition to existing dwellinghouse (From old Planning History)	Application Permitted on 10.01.1964
SF/59/68	Proposed erection of agricultural dwelling to house a cowman (From old Planning History)	Application Refused on 28.02.1969

SITE AND SURROUNDS

Pensfold Farm is situated in a rural area, just north of The Haven and west of Sinfold in Horsham. The property enjoys a secluded position near the Sussex border, featuring a swimming pool, over 36 acres of formal and informal gardens, paddocks, woodland, and frontage along the River Arun. The farmhouse itself is thought to date back to around 1550, with further additions made in the early 1960s.

DETAILED DESCRIPTION

The proposal involves constructing a new oak-framed garage and barn complex, which will be positioned in front of the pool at Pensfold Farm. This development is intended to replace a barn that was destroyed by fire. The new structure will be built on the same site as the former barn, with an extended footprint towards the rear. The garage and barn complex will feature an oak frame, partially supported by a stone base, with a predominantly glazed southern elevation. The building will have a pitched roof, and the brickwork and roofing materials will match the architectural style of the main dwelling at Pensfold Farm.

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 35 - Strategic Policy: Climate Change
Policy 40 - Sustainable Transport
Policy 41 - Parking

Neighbourhood Plan:
The Rudgwick Neighbourhood Plan was formally made on 23 June 2021.
RNP 6- Design
RNP 7- Architectural Style

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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

Parish Comments:
Rudgwick Parish Council: Objection - insufficient detail is provided in the current application to indicate the layout and usage of the upper storey of the proposal. It could be capable of providing the facilities for an independent dwelling, in breach of HDPF policies 26 and 28 and RNP Policy 1. This must be clarified, and further information provided. If deemed to be ancillary accommodation and approved, it should be subject to a condition that it is not used for commercial let and is entirely ancillary to the main dwelling for occasional and recreational use only.

Re-consultation (received 06.09.2024): RPC maintain their previously advised position. There is no material improvement in the application.

Representations:
Rudgwick Preservation Society: Objects - Rudgwick Preservation Society, is concerned at the lack of detail in the application regarding use of the building, especially of the upper floor. It is important that the structure and use is to be entirely ancillary to the house. We appreciate that a replacement is needed for the barn destroyed by fire, which was of some architectural and historical merit, but unfortunately not protected by listed status.

Member Comments:
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 case officer site visit. These details were considered sufficient to allow the application to be properly considered and determined.

Principle of Development

Policy 28 of the Horsham District Planning Framework (HDPF) (2015) provides that domestic outbuildings and annexes accommodation will be supported beyond defined built-up areas where it is contained within the curtilage of the existing dwelling, proportionate in scale and appropriate in terms of design and character.

The proposal involves constructing a new oak-framed garage and barn complex, which will be positioned in front of the pool at Pensfold Farm. This development is intended to replace a barn that was destroyed by fire. The new structure will be built on the same site as the former barn, with an extended footprint towards the rear. The garage and barn complex will feature an oak frame, partially supported by a stone base, with a predominantly glazed southern elevation. The building will have a pitched roof, and the brickwork and roofing materials will match the architectural style of the main dwelling at Pensfold Farm.

The proposal would share access with the existing dwelling of Pensfold Farm and would be located in the same position as the former building. Whilst it is recognised that the proposal would result in a large quantum of ancillary purposes, the application building is considered to share a physical relationship with the host dwelling, where a condition could be reasonably imposed to secure that the accommodation is used as ancillary to the main dwelling. In addition, the dwelling benefits from a curtilage generous enough to accommodate a building of this size.

Moreover, the replacement and conversion of the former outbuilding, given its current state, is considered to contribute to the sustainable future of the estate's curtilage, aligning with Paragraph 149 of the National Planning Policy Framework (NPPF). This section supports the replacement of buildings, provided the new building is in the same use and not materially larger than the one it replaces, thus contributing to the appropriate and sustainable development of rural areas. Furthermore, Paragraph 130 emphasizes the need for high-quality design that is sympathetic to local character and history, including the surrounding built environment and landscape setting, which this proposal achieves by respecting the architectural style of the main dwelling.

For these reasons, and on the balance of the above considerations, the proposal is considered to be acceptable in principle, subject to all other material considerations.

Design and Appearance:

Policies 25, 32 and 33 of the HDPF, further, seek to ensure that development achieves a high standard of design and is sited, formed and scaled so as to sympathetically relate to the character and appearance of its surroundings, including landscape settings and characters.

The replacement outbuilding subject of this application is located within the incidental domestic curtilage of Pensfold Farm, as demonstrated on the available site plan and on historic aerial imagery. While the building is detached, the building is proximally located relative to host dwelling, grouped with the main dwelling and arranged around shared parking/access facilities. The building does not occupy an insubstantial footprint, when viewed under the backdrop of the site in totality, however, the area occupied by the building is subservient to that of the main dwelling, which is of a notably greater internal area and bulk/massing by virtue of its composition. The building is deemed to be of a scale proportionate to the main dwelling and to the respective incidental curtilage of Pensfold Farm.

The accommodation comprised within the building does not provide any facilities to render the building capable of independent occupation, however, the building does make use of shared services, parking, access and amenity facilities. As a matter of fact and degree it is considered that on the basis of the available information, and given the relationship between the building and main dwelling, and proposed home office, studio and storage forms a single planning unit, with no evidence before the Authority that the manner of occupation would amount to the creation of an independent dwelling. The planning

statement states the intention for the building is wholly ancillary to the domestic use of the main dwelling. This is an outbuilding to provide new additional high-quality space and car parking space for the main dwelling. There would be no change in use of the property, and as such, the use is entirely appropriate in principle for the existing residential property and would not in itself have any impact on the appearance or setting of the main dwelling.

The building, by virtue of its siting, does not prominently feature within distant and landscape views, benefiting from a well-vegetated boundary which affords a significant degree of screening. The building is of no particular merit but features a muted material palette which does not appear incongruous within its immediate surrounds. It is not considered that the building adversely influences the character and appearance of its surroundings, and therefore, is deemed compliant with HDPF policies 25, 32 and 33 in these regards.

Amenity Impacts:

Policy 33(2) 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. The provision of additional ancillary accommodation would not be expected to result in significant potential for harmful levels of noise or disturbance, and no adverse impact in these regards would be expected.

Overall, it is considered that the outbuilding subject of this application forms a single planning unit with Pensfold Farm and is of an appropriate scale, nature and siting which would comply with all relevant development plan policy. The building is well removed from any nearby residential unit, with no material effect upon the amenities of other occupiers and users of land considered in this instance. The presence of additional ancillary accommodation on the site would not be expected to have any adverse impact on highway safety or the network, with existing access arrangements to the site unchanged. This application, therefore, is recommended for approval accordingly, subject to the conditions listed below.

Water Neutrality

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

Conclusion

The proposed oak-framed garage and barn complex at Pensfold Farm has been carefully assessed against relevant planning policies, including the Horsham District Planning Framework (HDPF) and the National Planning Policy Framework (NPPF). The development seeks to replace a fire-damaged barn with a new structure in the same location, designed to match the character and architectural style of the main dwelling. The proposed building is considered proportionate in scale and sympathetic to the surrounding landscape, aligning with policies aimed at preserving the rural character and ensuring high-quality design.

The proposal will remain ancillary to the primary residential use of Pensfold Farm, with conditions imposed to prevent its use as a separate dwelling or for commercial purposes. The siting of the

building, its design, and its intended use as a home office, studio, and storage space all conform to policies regarding countryside protection, design, and sustainable development.

Given the lack of any significant adverse impacts on neighbouring properties, local amenity, or the rural landscape, the proposal is deemed acceptable in principle. Subject to compliance with the outlined conditions, the application is 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 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).

4 **Regulatory Condition**: The barn complex and garage, approved for use as a home office, studio, and storage, shall be strictly for purposes ancillary to the residential use and enjoyment of Pensfold Farm, Naldretts Lane, Rudgwick (as shown on the approved plans). The building shall not be used as a separate residential unit, for commercial activities, or for any other purpose beyond the ancillary uses specified.

Reason: The establishment of an additional independent unit of accommodation, additional living accommodation, commercial use or any other use(s) 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).

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/24/0957

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Planning	NONE	21.06.2024
Block plan	Proposed	92457/02	21.06.2024
Elevation plan	Proposed	92457/03	21.06.2024
Elevation plan	Proposed	92457/04	21.06.2024
Floor plan	Proposed	92457/06 REV A	27.08.2024
Roof plan	Proposed	92457/05	21.06.2024

Location plan		NONE	16.07.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 12.09.2024

Authorising Officer sign/initial RHERMITAGE Date: 18.09.2024