DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1013
Little St Marys , The Street, Bramber, West Sussex, BN44 3WE

DESCRIPTION:
Repair, conservation, and structural work. Replacement of the roof structure and tiles, removal of the chimney stack, alterations to fenestration, reconfiguring the internal layout, replacement of the cement floor with a traditional limecrete floor.

RELEVANT PLANNING HISTORY:

DC/25/0147	Remove brick insert from existing open fire place, installation of a chimney liner and woodburning stove. (Listed Building Consent).	Application Permitted on 10.04.2025

DESCRIPTION OF THE SITE
The application site is located on the northern side of The Street in Bramber. The main property is a semi-detached chalet bungalow. The main property is a Grade II Listed Building. It is noted that the building originated as a 2-bay structure, possibly as a detached kitchen associated to either St Mary's Lodge or St Mary's House. Its current form is the result of substantial alterations carried out between the 17th and 20th centuries.

The site is situated within Bramber and Upper Beeding defined built-up area and the Bramber Conservation Area.

DESCRIPTION OF THE APPLICATION
This application seeks planning permission for the repair, conservation, and structural work. Replacement of the roof structure and tiles, removal of the chimney stack, alterations to fenestration, reconfiguring the internal layout, replacement of the cement floor with a traditional limecrete floor.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets

Bramber Parish Council Bramber Neighbourhood Plan 2018 to 2031
Policy B2 – Character of Development
Policy B3 – Design of Development

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 9: Water Neutrality
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles

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

Representations:
None received

Parish Comments:
Bramber Parish Council: Support this application.

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 photographs. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policy 34 of the HDPF requires that proposed development make a positive contribution to the character and distinctiveness of the area and ensure that development in conservation areas is consistent with the special character of those areas.

Policy B2 of the Bramber Parish Council Neighbourhood Plan seeks to ensure that development should conserve and where practicable enhance the character area in which it is located. The design of new development should demonstrate how it has taken account of the local context and has reflected the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area. Innovation in design will be supported where this demonstrably enhances the quality of the built form in a character area.

Furthermore, Policy B3 of the Bramber Parish Council Neighbourhood Plan aims to maintain that development proposals should incorporate a high quality of design, which responds and integrates well with its surroundings, meets the needs of the population of the neighbourhood area and minimises the impact on the natural environment. In particular development proposals should demonstrate how they are appropriate to their scale, nature and location.

The application is accompanied by comprehensive supporting statement setting out the extent of the proposal. It is considered that the proposed repairs are necessary and, in some cases, urgent to preserve the special interest of the listed building, with the approach sufficient to ensure no harm to the significance or historic interest of the listed building. The nature of the proposal and the submitted details are considered sufficient to ensure no adverse impact on the wider visual amenity of the locality.

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 proposal and the resulting relationship with adjacent 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 site 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 193 and the Council's obligations under Conservation Habitats and Species Regulations 2017.

Biodiversity Net Gain (BNG)

Schedule 7A of Town and Country Planning Act 1990 (as inserted by Schedule 14 Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG) unless development qualifies as exempt under Biodiversity Gain Requirements (Exemptions) Regulations 2024.

The Applicant has demonstrated that development is exempt from requirement to achieve minimum BNG by reason:

- Development qualifies as 'de minimis' under Regulation Biodiversity Requirements (Exemptions) Regulations

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 **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.

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/25/1013
(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
Details plan	Proposed	2505LM_R0_000 REV 000	19.06.2025
Supporting Statement	Design, Access and Heritage	NONE	19.06.2025
Supporting Statement	Specifications and Method Statements	NONE	19.06.2025
Elevation plan	Existing	NONE	19.06.2025
Floor plan	Existing First	NONE	19.06.2025
Roof plan	Existing	NONE	19.06.2025
Site plan	Existing	NONE	19.06.2025
Floor plan	Existing Ground	NONE	19.06.2025
Location plan		NONE	19.06.2025
Site plan	Existing Full	NONE	19.06.2025
Plans	Proposed Roof Vaulting, Plans and Sections	655925/01	19.06.2025
Plans	Proposed 3D	NONE	19.06.2025
Plans	Proposed Top View	NONE	19.06.2025
Plans	Proposed 3D	NONE	19.06.2025
Section plan	Proposed	NONE	19.06.2025
Elevation plan	Proposed	NONE	19.06.2025
Floor plan	Proposed First	NONE	19.06.2025
Roof plan	Proposed	NONE	19.06.2025
Floor plan	Proposed Ground	NONE	19.06.2025
Plans	Existing 3D	NONE	19.06.2025
Site plan	Proposed Full	NONE	19.06.2025
Plans	Proposed Top View	NONE	19.06.2025
Plans	Existing 3D	NONE	19.06.2025
Section plan	Existing	NONE	19.06.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 07.08.2025

Authorising Officer sign/initial Guy Everest Date: 14.08.2025