Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1226
Hornshill House , Guildford Road, Rudgwick, West Sussex, RH12 3BH

DESCRIPTION:
Demolition of existing barn and erection of replacement barn outbuilding.

RELEVANT PLANNING HISTORY:

RW/52/00	Triple garage Site: Hornshill House Guildford Road Rudgwick	Application Permitted on 09.08.2000

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 33- Development Principles
Policy 34- Cultural and Heritage Assets

Rudgwick Neighbourhood Development Plan 2021-2031
RNP6 – Materials

Rudgwick Parish Design Statement

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
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.

HDC Design and Conservation: No objection.

Parish Comments:
No Objection subject to the inclusion of a condition in the approval tying the outbuilding to the main dwelling in terms of usage (in accordance with HDPF Policy 28) and also future change of property ownership.

Representations:
1 letter of representation received raising no objection to the application

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 supplied by the agent. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policy 28 of the HDPF states that garaging will need to demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site, that new outbuildings should have regard to the dwelling they serve and should be grouped with the house.

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.

Policy 34 of the HDPF states that development is required to reinforce the special character of the District's historic environment through appropriate siting, scale, form, and design. Development should make a positive contribution to the character and distinctiveness of the area, ensuring that development in conservation areas is consistent with the special character of those areas. Development should also preserve and ensure the clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials.

Policy 6: Design of the Rudgwick Neighbourhood Plan states that – "Development should utilise materials that reflect the common building styles across the Parish. New development proposals should be designed with reference to the surrounding architecture, paying particular attention to features of the local vernacular and locally characteristic details".

The application site comprises a Grade II Listed Building known as Hornshill House, along with several detached outbuildings which include stables, a garage and store buildings. A sand school is located to the north of the site and a group of residential dwellings are located to the south. The application seeks planning permission for the demolition of existing barn and erection of replacement barn outbuilding.

The existing outbuilding is of no particular historic significance in relation to the principal building, and while it may have been partially constructed using historic timbers it has no historic relationship with the listed building. The outbuilding is accepted as being beyond its usable life and there is no objection to its demolition. The replacement building would reflect the siting, scale, form and design of the existing and would have a neutral impact on the character and appearance of the site and wider surrounding area. There would be no adverse effect on the setting of the principal listed building. It is therefore considered that the visual impact of the proposal is acceptable and would accord 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 siting and layout of the proposed outbuilding and the resulting relationship with adjoining properties and land would be sufficient to prevent any unacceptable harm to neighbouring amenity. The use of the building for incidental purposes would not result in significant potential for harmful levels of noise or disturbance.

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

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 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 new roof junctions at ridge, hips, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges, bonnet hip tiles and hogs back or half round ridge tiles.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: The new windows fitted in the building hereby permitted shall have timber casements flush fitted with their frames.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

6 **Regulatory Condition**: All new and replacement rainwater goods shall be cast iron or cast aluminium or cast effect plastic.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

7 **Regulatory Condition**: The outbuilding hereby permitted shall be used solely for storage and garaging purposes by the occupiers of Hornshill House, Guildford Road, Rudgwick (as identified on the approved plans). The outbuilding shall not be used for any other purpose and shall not be used as a separate unit of accommodation, as habitable living accommodation or for any other purpose(s)/use(s), without express planning consent from the Local Planning Authority first being obtained.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites, in the interests of amenity to enable the Local Planning Authority to regulate and control the development, and in accordance with Policies 28, 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/24/1226

(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		24-2068 020	14.08.2024
Elevation & Floor plan	Existing and roof	24-2068 021	14.08.2024
Elevation & Floor plan	Proposed and roof	24-2068 022	14.08.2024
Supporting Docs	DESIGN, ACCESS AND HERITAGE STATEMENT	NONE	14.08.2024
Supporting Docs	PRELIMINARY ECOLOGICAL	NONE	14.08.2024

	SURVEY STATEMENT		

DELEGATED

Case Officer sign/initial Marie Riggs Date: 03.10.2024

Authorising Officer sign/initial Guy Everest Date: 09.10.2024