DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/2228
High Seat Barn, High Street, Billingshurst, West Sussex, RH14 9PJ

DESCRIPTION:
Erection of a single storey rear extension and conversion of an existing outbuilding into a home office.

RELEVANT PLANNING HISTORY:

BL/39/01	Conservatory Site: High Seat Barn (Land Rear) High Street Billingshurst	Application Permitted on 30.04.2001.
BL/80/00	Garage and store Site: High Seat Barn High Street Billingshurst	Application Permitted on 04.10.2000.
BL/99/64	Proposed conversion of barn into dwelling with vehicular access to future garage (From old Planning History)	Application Permitted on 11.12.1964.

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 40- Sustainable Transport
Policy 41- Parking

Billingshurst Parish Neighbourhood Plan (2019-2031):
Policy BILL 2: Housing Design and Character

Billingshurst Parish Design Statement

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
HDC Conservation: No Objection, following amendments to the proposed design.

HDC Arboriculture: No Objection. The removal of some small trees/low level screening adjacent to the dwelling will not have a significant landscape impact when viewed from outside of the property. No Arboricultural concerns.

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:
No comments to amended proposal.

Original comments (12.01.2024):
Split:
Whilst members had no objection to the extension element of the proposal, they wish to object to the conversion of the outbuilding.

At present the garage has a lean-to which, it is proposed, will be demolished and made into a more permanent structure on the garage building. The doors will be removed and a solid wall will, therefore, be in plain view which will be out of keeping with the property and its location within the Conservation Area.

Councillors also questioned the claim that resolving unconfirmed leaks will negate the issue of water neutrality for the proposed kitchenette and cloakroom.

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

Character 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.

High Seat Barn is a detached two-storey dwelling in Billingshurst. The application site is located on the east side of the High Street and is located within a cul-de-sac. The site forms part of the Billingshurst Conservation Area. The dwelling benefits from a large curtilage, with sufficient separation from nearby amenities. The dwelling and detached garage are set far back from the main road, and benefit from sufficient boundary treatment resulting in limited views from public vantage points.

High Seat Barn positively contributes to the character of the conservation area and is a tangible reminder of the close relationship between settlement and an agrarian economy. The farmstead fringe, in which High Seat Barn sits, is identified in the conservation appraisal and reflects a typical settlement arrangement in this part of Sussex. Many villages have farmsteads on their immediate edges where the farmhouse forms part of the historic core in contrast to the dispersed pattern of most farmsteads. High Seat Barn is recognised as of local historic interest and is included on the local list.

Planning permission is sought to erect a single storey rear extension and to convert the existing outbuilding into a home office. As part of the application process amended plans have been received, with the resulting design and form considered to reinforce the original design concept of the outbuilding as replicating historic farm buildings. The amended proposal is considered appropriate to the site and surrounding area, with no adverse impact on the setting of heritage assets, the character and appearance of which would be preserved.

It is noted that some small trees are to be removed. These are not considered to have a significant landscape impact when viewed from outside the property and there is no objection to their removal.

The proposal would be a clearly subservient addition and is considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling, and which would not harm the character or appearance of the wider area. 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.

The siting and scale of the extension and conversion of the garage, as well as the detached nature of the property, would be sufficient to prevent any unacceptable harm to neighbouring amenity.

The use of the building for purposes incidental to the existing dwellinghouse would not be expected to result in significant potential for harmful levels of noise or disturbance, and no unacceptable harm int these regards is envisaged.

There is also considered to be sufficient driveway parking space, to offset the loss of the potential for 2 cars to park within the garage and no harmful displaced parking would result.

Water Neutrality

A Water Neutrality Statement was provided by the applicant. However, as the proposed conversion would not result in an increased occupancy of the application site, it is considered that the water consumption of the site will remain unchanged.

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 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 outbuilding hereby permitted shall be occupied solely for purposes incidental, as a home office with related facilities, to the occupation and enjoyment of the residential property at High Street Barn, High Street, Billingshurst, RH14 9PJ (as identified on the approved plans). The outbuilding shall and shall not be used as a separate unit of accommodation, as habitable living accommodation, or for any other purpose(s)/use(s).

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites, and as the establishment of an 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, and 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/23/2228
(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		124	05.12.2023
Floor plan	Ground, as existing	111	05.12.2023
Floor plan	First, as existing	112	05.12.2023

Elevation plan	As existing	113	05.12.2023
Floor plan	Roof (Outbuilding), as existing	114	05.12.2023
Elevation plan	(Outbuilding), as existing	115	05.12.2023
Elevation plan	(Option 1) as proposed	118 REV B	22.03.2024
Floor plan	Roof (Home Office), as proposed	122 REV B	22.03.2024
Elevation plan	(Home Office), as proposed	123 REV B	22.03.2024
Floor plan	Roof, as proposed	116	05.12.2023
Design & Access Statement		REV A	22.03.2024
Photos	Dwelling	NONE	05.12.2023
Photos	Montage page 1	PS1	05.12.2023
Photos	Montage page 2	PS2	05.12.2023
Supporting Statement	Water Neutrality	NONE	18.12.2023
Supporting Statement	Heritage	NONE	18.12.2023

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 24.04.2024

Authorising Officer sign/initial Guy Everest Date: 24.04.2024