Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0984
Smithawe Farm , Nowhurst Lane, Broadbridge Heath, West Sussex, RH12 3PJ

DESCRIPTION:
Erection of a two storey side and rear extension. Replacement flat roof to pitched roof. Replacement of windows and doors. (Householder Application).

During the course of the application amendments have been made to the extension and proposed windows. A re-consultation has been carried out. A lack of new site notice is not considered to prejudice any parties given the description remains the same.

RELEVANT PLANNING HISTORY:

DC/24/0985	Erection of a two storey side and rear extension. Replacement flat roof to pitched roof. Replacement of windows and doors. (Listed Building Consent).	Concurrent application under consideration
DC/20/0708	Demolition of existing two storey side extension and erection of a two storey side extension (Householder Application)	Application permitted on 08.06.2020
DC/20/0712	Demolition of existing two storey side extension and erection of a two storey side extension (Listed Building Consent)	Application permitted on 08.06.2020
DC/17/0711	Proposed erection of a new two-storey rear extension to the existing dwelling and new double garage with limited associated external works (Householder)	Application Refused on 22.05.2017
DC/17/0712	Proposed erection of a new two-storey rear extension to the existing dwelling and new double garage with limited associated external works (Listed Building Consent)	Application Refused on 22.05.2017

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 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 34- Cultural and Heritage Assets

Neighbourhood Plan:
Slinfold Neighbourhood Plan

Parish Design Statement:
Slinfold Parish Design Statement

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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 Conservation Officer: No Objection

The amended plans represent an amalgamation of the approved plans with the retention of the existing rear two storey extension. The flat roof would however still be replaced with a pitch which will improve its overall relationship with the historic building. It is noted that the amended plans reflect more closely the elevational treatment of the rear approved extension than that previously submitted and therefore **no objection** would be raised. The windows were considered as part of my earlier response. Details would be required for the proposed timber frame, and external materials (although I note the information on the brickwork and roof details), and therefore I would suggest the conditions for DC/20/0712 are retained apart from those elements.

Parish Comments:
Slinfold Parish Council made comments neither objecting to or supporting the Planning Application.
No objection to this.

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

The application site comprises a two-storey property known as Smithawe Farm and is a Grade II Listed Building, which is located on the northern side of Nowhurst lane, which is in turn accessed from the western side of Guildford Road. Nowhurst Lane is outside any defined built-up area boundary and is therefore characterised as countryside. The lane comprises residential properties and a commercial enterprise which has vehicular access further north of Nowhurst Lane.

The property is formed of a two-storey timber framed building featuring a mainly pitched roof, but with flat and hipped roof features projecting from the rear elevation. The building is constructed with Horsham Stone and clay roof tiles, and a mixture of stone, brick and plaster elevations with timber window and door units.

Principle of Development

The principle of an extension to this grade 2 listed property was established in 2020 (DC/20/0712 and DC/20/0708). Permission was granted for the erection of a two-storey dwellinghouse.

While the emerging local plan policies now hold some weight, the weight held by the relevant policies are not considered significant enough to outweigh those in the existing local plan. Given works have already started for DC/20/0712 and DC/20/0708 (with confirmation submitted as part of this application) the current proposal benefits from a fallback position of that proposed under DC/20/0712 and DC/20/0708

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 Horsham District Planning Framework states the Council recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets, and preserves or enhances the special character or appearance or features of the area. Therefore, applications for development will be required to; make reference to the significance of the asset; reflect current best practice guidance; reinforce the special character of the districts historic environment through appropriate siting, scale, form and design, including the use of traditional materials and techniques that are appropriate to the local context.

Strategic Policy 19: Development Quality of the emerging local plan holds limited weight. The policy aims to achieve High-quality and inclusive design for all development in the District will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context.

Strategic Policy 24 of the emerging plan states that: “The Council will preserve and enhance its historic environment through positive management of development affecting designated and non-designated heritage assets, and their settings”. This policy holds limited weight.

Policy 5 of the Slinfold Neighbourhood Plan states that: “Development proposals which seek to respect the design, density and layout of the surrounding area as detailed in the Slinfold Parish Design Statement will be supported.”

The primary difference between that proposed under this application and that previously approved under DC/20/0712 and DC/20/0708 is the lack of a cat slide roof. Replacements of the fenestrations are also proposed.

At present the dwelling comprises an irregular form which has been created by the rear additions to the main bulk of the building. Whilst the bulk of these additions, including the flat roof and main hipped roof feature are 2 storey in height, they form no intrinsic value and detract substantially from the significance of the Listed Building, though they have been constructed in a way to ensure that they are subservient to the main part of the house. As such, their contribution to the overall legibility of the building is not worthy of retaining.

The proposed extension replaces a flat roof with a pitched roof, improving its overall relationship with the historic building. The proposed extension manages to provide additional habitable space in a sensitively proportioned extension that would help preserve and enhance the historic asset, without further harm to the overall scale, mass, form, design and character of the property. It is therefore considered that the proposal complies with Policies 33 and 34 of the HDPF.

The existing windows in the house are a mixture of ages and styles. The simple metal framed windows in the rear wing are of little, if any, historic interest in this context. The metal framed windows fitted in the principal range have decorative window furniture and appear to be early twentieth century in date, although further research by the applicants suggests a mid twentieth century date. The two enlarged windows in the lounge are out of proportion for the age of building and are clearly a relatively modern alteration.

Historic England has recently published a new advice note entitled 'Adapting Historic Buildings for Energy and Carbon Efficiency.' Paragraph 82 of the guidance note states: 'Replacement of windows which do not contribute to the architectural or historic interest of a building with double-glazed windows of appropriate material and pattern, will generally be acceptable. Many historic buildings have windows which are relatively recent and do not contribute to a building's special interest. In such cases, their replacement with double-glazed windows of an appropriate material, glazing bar pattern and detailing is likely to either have a neutral impact or to enhance significance.'

Taking into account the Historic England Guidance it is not considered that the change in external appearance from the removal of the leaded lights and use of slimline double glazing would harmful enough to warrant refusal. Furthermore, casement windows are a traditional window form in this instance and would not detract from an understanding or appreciation of the listed building.

Amendments have been made to the ground floor rear elevation fenestration during the course of the application. These amendments reduce the span of glazing and are considered acceptable.

Impact on Neighbouring Amenity

Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contribute a sense of place both in the buildings and spaces themselves. Policy 33 continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.

Strategic Policy 20: Development Principles of the emerging local plan holds limited weight. The policy seeks to conserve and enhance the natural and built environment, and deliver beautiful and sustainable buildings and places. The policy expects development to be designed to avoid unacceptable harm to the amenity of existing and future occupiers or users of nearby property and land, for example due to overlooking, over dominance or overshadowing, light pollution, traffic generation, and general activity, noise, odour and/or vibration, and having regard to the sensitivities/impact of surrounding development.

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.

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 186 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 **Pre-Commencement (relevant works) Condition:** No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:
a) Drawings to a scale not smaller than 1:5 fully describing:

new/and/or/replacement windows, external doors.

These drawings must show:
- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, arches, lintels, etc
- method of opening
- method of glazing

Reason: As this matter is fundamental 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).

4 **Regulatory Condition:** All building works, finishes, and making-good, both internal and external, shall match the relevant existing work in respect of method, detail, and finished appearance unless otherwise approved in writing by the Local Planning Authority. Where new materials are to be used externally, the colour match shall make allowance for future weathering.

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:** All new and replacement rainwater goods (including gutters, down pipes and hopperheads) and external soil pipes shall be of cast iron or cast aluminium.

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:** No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

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).

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/24/0984

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		10	01.07.2024
Plans		02 G	08.10.2024
Details plan		D1	01.07.2024
Supporting Docs		Lock, door and window details	01.07.2024
Supporting Docs		Proposed brickwork	01.07.2024
Plans		Window replacement schedule	08.10.2024

DELEGATED

Case Officer sign/initial Alice Johnson Date: 24/10/2024

Authorising Officer sign/initial RHERMITAGE Date: 25.10.2024