Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0723
Rising Sun Cottage, Chapel Lane, Cootham, Pulborough, West Sussex, RH20 4JX

DESCRIPTION:
Demolition of existing garage and store, and erection of an outbuilding. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/25/0722	Demolition of existing garage and store, and erection of an outbuilding. (Householder Application).	Application Permitted on 11.07.2025

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF):

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

Storrington Sullington and Washington Neighbourhood Plan:
Policy 6 Development in Storrington Village Centre
Policy 14 Design

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 Officer: No Objection (suggested condition)

Parish Comments:
Storrington and Sullington Parish Council - No objection

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

Paragraph 212 of the NPPF (2024) states that "when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)." Paragraph 194 continues to state that "any harm to, or loss of, the significance of a designated heritage asset (from its alterations or destruction, or for of development within its setting), should require clear and convincing justification."

Rising Sun Cottage is a Grade II listed two-storey 17th Century building and has an adjacent garage (not listed) with dual pitched clay tile roof located next to the south elevation with an adjacent store building. The existing garage is timber horizontal clad in a black finish. Due to deteriorating condition, it is proposed to replace the garage and store with a more functional ancillary building. The proposed replacement structure would be a similar overall footprint with marginal height increase to the existing garage/store to maintain similar scale and proportions of the site. Traditional materials, timber and brick plinth will be used, the roofing materials to be clay tiles to match the existing roof. Access to the new garage will remain unchanged, utilising the existing driveway to ensure no disruption to the current vehicular or pedestrian routes. The surfacing materials for the driveway will remain unchanged.

Following consultation with HDC Conservation it is considered that the existing outbuildings have limited historic interest and do not contribute to the special interest of the listed building and the proposed replacement building, with conditions recommended, would be of a design, form and scale which is appropriate to the character and appearance of the existing Grade II listed dwelling. It is therefore considered that the proposed, with conditions seen below, would preserve the historic interest of the Grade II Listed Building, in accordance with development plan policies.

Recommendation: Application Permitted

Conditions:

1 **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 Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 **Pre-Commencement Condition**: Prior to relevant work beginning, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details:

Specifications of external materials and surface finishes.

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).

3 **Regulatory Condition**: The new roof junctions at ridge, valleys, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges, bonnet hip and valley 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).

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

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 shall be 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).

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/25/0723

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Floor plan	Existing	1.02	16.05.2025
Elevation plan	Existing	1.03	16.05.2025
Supporting Statement	Design, Access and Heritage	NONE	01.05.2025
Location & Block plan		3.01	01.05.2025
Elevation & Floor plan	Proposed	3.02	01.05.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 04.07.2025

Authorising Officer sign/initial RHERMITAGE Date: 11.07.2025