Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0900
20 Moorhead Cottages , Crawley Road, Horsham, West Sussex, RH12 4RY

SITE LOCATION & DESCRIPTION:

No. 20 Moorhead Cottages is a two storey end of terrace dwelling. It is set over two storeys and along with both neighbouring dwellings is Grade II listed.

Permission is sought for the erection of a single storey rear extension.

Amendments have been made to the original proposal. This raised the height of the extension, and the neighbours have been re-consulted.

RELEVANT PLANNING HISTORY:

| | | |
|---|---|---|
| DC/24/0901 | Erection of single storey rear extension (Listed Building Consent) | Concurrent application under consideration. |
| DC/18/2254 | Installation of a log burner and flue to dining room (Full Planning) | Application Permitted on 20.12.2018 |
| DC/18/2255 | Installation of a log burner and flue to dining room (Listed Building Consent) | Application Permitted on 20.12.2018 |

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 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 34- Cultural and Heritage Assets
Policy 40- Sustainable Transport
Policy 41- Parking

**The Horsham District Local Plan 2023-2040**
The Horsham District Local Plan 2023-2040 was submitted for examination on the 26th of July 2024. Paragraph 48 of the NPPF states that *"local planning authorities may give weight to relevant policies in emerging plans according to:*

a) *the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);*

b) *the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*

c) *the degree of consistency of the relevant policies in the emerging plan to this Framework [NPPF] (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)"*

Policies in this Plan do not carry full statutory weight but are gathering weight as the Plan proceeds through its stages. They provide an indication of the direction of future policy. Since the 26th of July 2024, when the Plan was agreed for submission to the Secretary of State, it has gained weight for the determination of planning applications.

Strategic Policy 1: Sustainable Development
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside

**Neighbourhood Plan**:
North Horsham Parish Council voluntarily withdrew their parish from the Neighbourhood Development Plan process on 30 July 2018.

**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: 14/08/2024**

Following the submission of a revised design, now content the extension will be an acceptable addition and will not harm the special interest of the listed building. The roof design will more clearly reinforce the vernacular form of the historic building. Conditions suggested..

**HDC Conservation: 26/06/2024**

Moorhead Cottages has a late medieval open hall house at its core and a series of eighteenth, nineteenth and twentieth century extensions that have concealed the earliest part of the building from the outside. No. 19 has a flat roof extension that has diluted the special interest of the listed building to some degree. Although much of the rear of the row is nineteenth century construction, the utilitarian

character of the most recent addition does not reinforce or respect the historic quality of the listed building.

The proposal for a flat roof extension to no. 20 will exacerbate this harm despite the attempt at softening the appearance with a crown flat roof. These are not architecturally convincing. Although the principal of extension in this location is acceptable, cannot support the current proposal.

Parish Comments:

Objection, until the issue raised by HDC Conservation is resolved.

**10/09/2024** Further to your emails of the 28th August, can confirm that having noted the updated comments of the Conservation Officer, North Horsham Parish Council wishes to withdraw it's previous objection and now offers no objection to both these applications.

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**

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 HDPF states that 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. This policy requires proposals to be of a design and/or scale which preserves or enhances the special character and appearance of the relevant heritage asset, uses building materials and techniques that are appropriate within the local context, does not harm significant views within the area and restores or retains traditional features.

Strategic Policy 19 Development Quality from the emerging plan holds limited weight. The policy expects high-quality and inclusive design for all development in the District to be provided based on a clear understanding of the local, physical, social, economic, environmental and policy context.

Strategic Policy 20: Development Principles from the emerging plan holds limited weight. The policy expects development to conserve and enhance the natural and built environment, and deliver beautiful and sustainable buildings and places.

Policy 45: Replacement Dwellings and House Extensions in the Countryside from the emerging local plan holds moderate weight. The policy supports house extensions, replacement dwellings and outbuildings outside of the defined built-up areas if the development can be accommodated appropriately within the curtilage of the existing dwelling.

Policy 21: Heritage Assets and Managing Change within the Historic Environment from the emerging local plan holds limited weight. The policy 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".

The proposed extension would be 3.7m in depth, with a pitched roof resulting in a maximum height of 3.995m. Rooflights are proposed on the west and south elevations. The roof materials are to be clay tiles, the windows are to be timber and the external walls are to be Horsham stone.

The proposed extension would be suitably subordinate to the existing property. The pitched roof would clearly reinforce the vernacular form of the historic building and the proposed materials would complement the existing building. Following amendments to the proposal and consultation with the Design and Conservation Officer, the proposed extension is not considered to harm the special interests of the historic building or the setting of the nearby listed buildings.

The proposal would be a clearly subservient addition and is considered to be of a design, form and scale which is appropriate to the setting of the listed buildings, 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.

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;

The extension would be located on the boundary with no.19. With the existing built form at no.19, the addition would cause a sense of enclosure and some loss of light to a window to the neighbouring property. This however does not appear to open to habitable space, where the pitched roof of the proposal provides some relief from both the aforementioned impacts, and a limited area of the garden impacted. The fenestration at ground floor level is already enclosed by a fence and the extension at no.19, the addition of the proposed extension is not expected to have a significant impact on this fenestration, above and beyond the existing situation. As such the impact on amenity is not considered to cause unacceptable harm.

**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 new roof junctions at hips, eaves and verges shall be built to reflect traditional detailing as found on the principal roof.

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 extension 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:** The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

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.

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 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).

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.

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**Plans list for: DC/24/0900**
(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 & Site plan | Existing Floor Plans & Elevations Site & Location Plan | 1175-10 | 13.06.2024 |
| Location & Site plan | Proposed Floor Plans & Elevations Site & Location Plan | 1175-20 REVISION C | 30.07.2024 |

**DELEGATED**

Case Officer sign/initial Alice Johnson Date: 13/09/2024

Authorising Officer sign/initial Tamara Dale Date: 13/09/2024