Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1022
Goose Green Farm, Broadbridge Heath Road, Warnham, West Sussex, RH12 3RS

DESCRIPTION:
Erection of a garden room. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/20/1707	Installation of a double door from dining room to hall (Listed Building Consent).	Application 16.11.2020	Permitted	on
DC/21/0923	Erection of wooden decking and pergola in rear garden.	Application 04.08.2021	Permitted	on
DC/23/0100	Replacement of porch and works to the front and side elevations (Listed Building Consent).	Application 23.03.2023	Permitted	on
DC/25/0577	Removal of chimney-stack (Listed Building Consent).	Application 02.06.2025	Permitted	on

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

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

Neighbourhood Plan:
Warnham Neighbourhood Development Plan (2017-2031).

Parish Design Statement:
Warnham Parish Design Statement

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
I am satisfied the proposed building will not harm the setting of the principal, listed building. However, it will be necessary to provide the building with an appropriate roof covering. Mineral felt is not appropriate in this context as it is a ubiquitous material associated with garden sheds. I suggest a natural slate or timber shingles at this roof pitch. Please ask the applicant to confirm the use of a different roof covering before determining the application.

Amended material plans received, and the conservation officer agreed they were sufficient.

Arboricultural Officer**:**

From a desktop assessment of the available information, I do not consider that the off-site trees on the Southern boundary form a significant constraint on the siting of the new building or any changes to the rooting environment that the new structure may invoke.

The submitted timber beam foundation proposed will be supported on screw piles which reduces the amount of ground disturbance compared with other methods of structural support. I recommend that this submission is conditioned accordingly for compliance to avoid any potential for a change of tack in terms of potential foundation options come construction.

Southern Water:
Construction of the development shall not commence until details of the proposed means of surface water drainage disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

Parish Comments:
The Parish Council have no further comments on this planning application and therefore recommend that HDC Planning to make the final decision.

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 204 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 213 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."

Goose Green Farm is a detached Grade II dwelling in the countryside, on Bailing Hill Road. It benefits from a large residential curtilage and additional field space behind. The location is remote and spacious, with several neighbouring properties. The proposed garden room is to be erected west of the dwelling and 1 meter either side from the boundary. There is an existing tree line, shielding the proposed garden room.

The building will be used purely for ancillary enjoyment to the main dwelling. It will not form or be used as separate accommodation. The proposed materials are timber cladding with a metal roof.

The proposed garden room would preserve the historic interest of the Grade II Listed Building, in accordance with development plan policies. The proposed garden room are appropriate to the character and appearance of the existing dwelling and would preserve the historic interest of the Grade II Listed Building.

It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Recommendation: Application Permitted

Conditions:

1 **Standard Time Condition**: The works hereby permitted shall begin before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the proposed plans and application form.

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.

Plans list for: DC/25/1022
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Suppliers Ground Beam Detail	NONE	20.06.2025
Elevation plan	Proposed	NONE	20.06.2025
Elevation plan	Proposed	NONE	20.06.2025
Elevation plan	Proposed	NONE	20.06.2025
Elevation plan	Proposed	NONE	20.06.2025
Location & Site plan		NONE	20.06.2025
Supporting Statement	Design, Access and Heritage	NONE	20.06.2025
Photos		NONE	20.06.2025
Section plan	Proposed	NONE	20.06.2025
Floor plan	Proposed	NONE	20.06.2025
Plans	Proposed Foundation	NONE	20.06.2025

DELEGATED

Case Officer sign/initial	Meg Bayliss	Date:	13/08/2024
Authorising Officer sign/initial	RHERMITAGE	Date:	15.08.2025