Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0902
Durfold, Dorking Road, Warnham, West Sussex, RH12 3RY

DESCRIPTION:
Erection of a front porch, entrance gates, resurfaced driveway, new parking areas and retaining walls, additional downpipes and drainage. (Householder Application).

RELEVANT PLANNING HISTORY:

DC/13/0627	Proposed new entrance gates and piers, new drive, parking and turning area (Listed Building Consent)	Application 21.05.2013	Permitted	on
DC/13/0625	Proposed new entrance gates and piers, new drive, parking and turning area (Full Planning)	Application 21.05.2013	Permitted	on

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
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
Policy 41 - Parking

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:

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
It is therefore considered that the proposal would on balance retain the special interest of the listed building, and no objection would be raised. It is also noted that a modern internal wall would be removed and again no objection would be raised. In terms of the proposed external landscaping, gates, walling and driveway, it is considered that the proposal would retain the setting of the listed building and would not harm its significance.

WSCC Highways: No objection
In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Parish Comments:
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:

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 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that extensions should not be disproportionate to the size of the existing dwelling, and should be in keeping with the scale and character of the existing dwelling. The policy also states that the cumulative impact of existing extensions will be taken into account.

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.

Policy W5 of the NP states that development will be supported where they demonstrate high quality design that is in keeping with the scale and existing character of buildings and layout in the area.

Durfold is a Grade II semi-detached dwelling in the countryside, off of the A24 Dorking Road. Its access is shared from the A24 which leads to several properties. The dwelling is joined to Old Durfold which is also Grade II listed. The dwelling is remote and surrounded by open countryside, it has a large residential curtilage with extensive foliage.

The proposed front porch will provide the applicants with additional space before entering the main dwelling. The proposed materials used are to match that of the existing, with the possibility of profiled black metal finish. The proposed hardstanding and designated parking area will provide 3 designated parking spaces east of the dwelling, as opposed to distributed parking arrangements. The existing materials are a mix of gravel and tarmac. The proposed materials are tarmac and chipping. The property also has existing entrance gates which are in a tired condition. The proposed replacement gates are oak framed and the replacement wall is Horsham Stone to match the existing retaining wall.

The proposed front porch 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. The proposed creation of parking and replacement of entrance gates are also appropriate to the character and appearance of the existing dwelling. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Heritage Impact

Policy 34 of the HDPF seeks to conserve and sustain the heritage assets that are within the district. It ensures that development within conservation areas is consistent with the special character of buildings and areas of which they are located within.

HDC Conservation officer made the below comments and raised no objection:

Durfold forms part of a grade 2 listed, timber framed building which was converted into two dwellings in the large 1970's. It is noted that permission for the entrance gates, retaining walls and driveway etc was approved in 2013 although not implemented, and for a new porch in 2000 (in a different location) which again was not implemented.

The proposed porch would be a partly open structure placed outside the existing entrance door. It is considered that the proposed porch which would be simple in form and size would not detract from an appreciation of the wider building. The proposed additional downpipes would change the appearance of the southern elevation however, the additional downpipes would have the benefit of enabling water to be swiftly removed from the building. It is therefore considered that the proposal would on balance retain the special interest of the listed building, and no objection would be raised. It is also noted that a modern internal wall would be removed and again no objection would be raised.

In terms of the proposed external landscaping, gates, walling and driveway, it is considered that the proposal would retain the setting of the listed building and would not harm its significance.

It is considered that the proposal would be sufficient to ensure the significance and special interest of the Grade II Listed building would be preserved. No adverse impacts would arise from the proposal, in accordance with development plan policies.

Highways Impact

Parking - Policy 41 11.9 This policy seeks to find the right balance between ensuring that adequate parking is provided to support new development whilst ensuring that it is suitably located and does not conflict with other uses

WSCC Highways made the below comments for the application raising no objection.

From inspection of the plans, the proposed internal site layout appears acceptable. As access works are proposed near a Public Right of Way, the LPA are advised to consult WSCC PROW Team for formal comments. The application proposals are located away from the publicly maintained highway and are therefore not anticipated to give rise to an adverse impact.

The proposed erection of a front porch, entrance gates, resurfaced driveway, new parking areas and retaining walls, additional downpipes and drainage are therefore considered not to have an adverse impact on highway use. It is therefore considered that the highways 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.

It is considered that the siting and layout of the proposed extension parking, arrangements and entrance gate 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 193 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

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 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:

i) the proposed porch.

These drawings must show:

- materials

- cross section and details of how the proposed porch will be attached to the listed building

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**: 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/25/0902

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Site plan	Drainage and Electrical	3003/3	30.05.2025
Details plan	Gate and Wall, Elevations and Sections	3003/4 REV A	23.07.2025
Floor plan	Existing	3003/5 REV A	23.07.2025
Elevation plan	Existing	3003/6	30.05.2025
Floor plan	Proposed	3003/7 REV A	23.07.2025
Elevation plan	Proposed	3003/8	30.05.2025
Supporting Statement	Heritage, Design, Access and Planning	NONE	30.05.2025
Location plan		NONE	30.05.2025
Block plan		3003/1 REV A	30.05.2025
Site plan	Hardstanding and Hard Landscaping	3003/2 REV A	30.05.2025
Site plan	Existing	3003/9	23.07.2025

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 06/08/2025

Authorising Officer sign/initial RHERMITAGE Date: 15.08.2025