Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0903
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. (Listed Building Consent).

RELEVANT PLANNING HISTORY

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

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."

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.

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.

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.

The proposed front extension, parking arrangements, drainage and proposed gates 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 Section 91 of the Town and Country Planning Act 1990.

2 **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).

3 **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.

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**Plans list for: DC/25/0903**

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