Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0759
Hammonds , East Street, Billingshurst, West Sussex, RH14 9DA

DESCRIPTION:
Erection of oak framed carport (Householder Application)

RELEVANT PLANNING HISTORY:

DC/19/0431	Replacement of existing garden shed and construction of greenhouse. Erection of boundary fence. (Householder Application)	Application Permitted on 07.05.2019
DC/19/1940	Retrospective planning application for erection of greenhouse and section of front fence. (Householder)	Application Permitted on 04.12.2019
DC/19/1941	Retrospective listed building consent for erection of greenhouse and section of front fence. (Listed Building Consent)	Application Permitted on 04.12.2019
DC/20/0066	Barn - installation of window to north elevation, replacement of window to store with access door in north elevation, and replacement of doors with double glazing to both northern and southern walls. Main farmhouse - replacement of first floor sash window (Householder Application)	Application Permitted on 09.03.2020
DC/20/0067	Barn - installation of mezzanine floors to east and west elevations with staircases for access. Installation of a small window to north elevation. Erection of internal wall to create kitchen and bathroom at east end. Replacement of window to store with access door in north elevation. Installation of insulation throughout and replacement of doors with double glazing to both northern and southern walls. Main farmhouse - replacement of first floor sash window (Listed Building)	Application Permitted on 09.03.2020

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 34- Cultural and Heritage Assets
Policy 41- Parking

Billingshurst Neighbourhood Plan 2019-2031
BILL 1: Billingshurst Built-Up Area Boundary
BILL 2: Housing Design and Character

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.

Consultations:
HDC Design and Conservation: No objection, recommend conditions.

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

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 BILL2 of the NP states that development should be guided by the Parish Design Statement and, amongst other criteria, reflect the scale and local vernacular of the surrounding buildings and use materials that are in keeping with existing buildings.

The application seeks planning permission for the erection of an oak framed carport sited in close proximity to the southern boundary of the site, accessed via the existing driveway off East Street. The

carport would be sited alongside an existing loose complex of former farm buildings and the presence of a further building in this location would not be unexpected. As such while the car port would be visible from public vantage points the proposed siting would not be incongruous, with the structure primarily seen alongside and against the backdrop of existing development. The car port reflects a traditional design and form which is considered appropriate to the setting of the principle listed building and the character and appearance of the wider surrounding area.

The siting of the car port is likely to require some removal of existing planting along the frontage and to the side of the access road. This planting is not protected, comprising mixed species shrubs which would not require notification to the LPA by virtue of the conservation area location. It is considered that the nature of these shrubs and their selected removal would not result in any adverse impacts to the visual amenities of the locality and no replacement planting is necessary in order to make the development acceptable.

For the reasons set out, the proposal would be a clearly subservient addition and is considered to be of a design, form and scale which would have no adverse impacts on the setting of the listed building or the wider conservation. The proposal would therefore preserve the character and appearance of the locality, with the visual impact acceptable and in accordance 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 car port 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 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 **Pre-Commencement (Slab Level) Condition**: No development above ground floor level shall take place until specifications of external materials and surface finishes 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.

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 roof junctions at ridge, hips, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges, bonnet hip 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).

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/24/0759

(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 plan		90184/01	15.05.2024
Block plan	Existing	90184/02	15.05.2024
Block plan	Proposed	90184/03	15.05.2024
Elevation plan	Proposed	90184/04	15.05.2024
Floor plan	Proposed	90184/05	15.05.2024
Elevation plan	Proposed 3D Plan	90184/06	15.05.2024
Supporting Statement	Combined Design and Access and Heritage Statement		15.05.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 04.07.2024

Authorising Officer sign/initial Guy Everest Date: 10.07.2024