Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0891
Meadow Gate Barn, Brighton Road, Lower Beeding, West Sussex, RH13 6NH

DESCRIPTION:

Erection of a single storey rear extension and associated alterations.

RELEVANT PLANNING HISTORY:

DC/14/0355	Demolition of existing work offices and replacement with dwelling and detached garage	Application refused 19.06.2024.
DC/15/0519	Demolition of existing work offices and the construction of a detached dwelling. Change of use of land to residential	Application refused 30.04.2015.
DC/20/0110	Conversion of barn to a single storey detached dwelling	Application permitted 09.04.2020.
DISC/20/0109	Approval of details reserved by Conditions 3, 4, 5, 6, 7, 8, 9 of DC/20/0110	Application permitted 01.10.2020.

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 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 34- Cultural and Heritage Assets

Neighbourhood Plan:
Lower Beeding Parish have produced a neighbourhood plan which have been subject to successful Examination but cannot proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations.
Policy 12- Design

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

HDC Conservation: No Objection

Satisfied the proposed extension will not result in harm to the character of the conservation area.

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.

Parish Comments:

No Comments

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 states that outside the defined built-up area, house extensions will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. 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 12 of the Lower Beeding Neighbourhood Plan states that development proposals which are in keeping with local vernacular will be supported.

Meadow Gate Barn is a detached single storey dwelling located within the Crabtree Conservation Area, outside the built-up area. The application seeks to erect a single storey rear extension and associated alterations including new fenestrations. Planning permission is required for the extension, as permitted development rights were removed by Condition 14 of application ref: DC/20/0110 for the conversion of the building to a dwellinghouse.

Due to the location outside the defined built-up area, extensions will only be supported if it can be accommodated appropriately within the curtilage. It is considered that the proposed extension would sit

appropriately against the existing dwellinghouse, increasing habitable space for a bedroom. The extension would extend 4.81m, be 4.06m tall and 4.50m wide, creating an L-shaped dwelling. The extension would also be situated to the north, away from neighbouring amenity. The materials would match those on the existing dwelling, maintaining the timber façade and tiled roof with fenestration to match. It is considered the extension would be a complementary addition, which would have limited impact on surrounding amenity.

The proposal 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. 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.

The extension would extend to the north and as such, would not be visible from the southern elevation. The neighbouring dwellings are located to the south and east of the dwelling and as such the extension would have limited impact. The dwelling is set back from the main road approximately 14m, with some soft boundary treatment reducing visibility from the road. It is therefore considered that the siting and layout of the proposed extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Impact on Heritage

Policy 34 of the Horsham Development Framework aims to sustain and enhance the historic environment through positive management of development affecting heritage assets. By reassuring development preserve and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric, and materials.

The application site is located within Crabtree Conservation Area and as such any additions must preserve and enhance the heritage of the area. The HDC Conservation Officer was satisfied that the proposed extension would not result in harm to the character of the conservation area, and the application is therefore considered to comply with the above policy.

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 materials and finishes of all new external walls, windows and roofs of the development hereby permitted shall match in type, colour, and texture those of the existing building.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The new roof junctions at ridge, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges 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**: The new windows hereby permitted shall have casements manufactured in timber or 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).

6 **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).

7 **Regulatory Condition**: All new and replacement rainwater goods shall be cast iron or cast aluminium or cast effect plastic.

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/24/0891
(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

Floor plan	Existing Floor Plans	ARC/048/20/01	17.06.2024
Location & Block plan	Existing Site & Location Plan	ARC/048/20/04	12.06.2024
Elevation plan	Existing Elevations	ARC/048/20/02	12.06.2024
Section plan	Existing Sections	ARC/048/20/03	12.06.2024
Floor plan	Proposed Floor Plans	ARC/048/24/05	12.06.2024
Elevation plan	Proposed Elevations	ARC/048/24/06	12.06.2024
Section plan	Proposed Sections	ARC/048/24/07	12.06.2024
Location & Block plan	Site & Location Plan	ARC/048/24/08	12.06.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 26.07.2024

Authorising Officer sign/initial Tamara Dale Date: 12.08.2024