



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0856

Sweetmans Barn, The Village, Ashurst, Steyning, West Sussex, BN44 3AP

DESCRIPTION:

Erection of a single storey linked extension and conversion of outbuilding into habitable living space.

RELEVANT PLANNING HISTORY:

DC/25/1323	Demolition of existing barn and erection of new outbuilding (triple garage). New oak gates to replace 5 bar gate.	Application Permitted on 17.02.2026
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RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
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
Policy 40 - Sustainable Transport
Policy 41 - Parking

Neighbourhood Plan:

Ashurst was designated as a Neighbourhood Plan area cluster along with the Parishes of Bramber, Steyning and Wiston. The Parish Council have chosen not to pursue another Neighbourhood Plan.

Horsham District Local Plan (2023-40) (Regulation 19):

Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

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: Comment

Sweetmans Barn is a non-designated heritage asset. The principal building is a seventeenth or eighteenth century barn possibly associated with Block's Farm, now called Bloques or The Fountain Inn when this would have been a stopping point for drovers. In any case, content the proposed extension will not harm the non-designated heritage asset or the setting of the listed buildings.

Ecology: Further information required

Not satisfied that there is sufficient ecological information available for determination of this application and recommend that further information relating to bats is required to make this proposal acceptable prior to determination.

Ecology: No objection subject to attached conditions

Now satisfied that there is sufficient ecological information available to support determination of this application.

Previous concerns relating to the outstanding bat survey results have been addressed. The emergence surveys did not identify any roosting bats, as such we are satisfied that there is now sufficient information available.

NatureSpace: Comment

Satisfied with the approach provided and therefore recommend the use of a compliance condition to secure the measures outlined within the report.

Parish Comments:

None received

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.

Sweetmans Barn is a dwelling located in Ashurst, Steyning. Planning permission is sought for the erection of a single storey linked extension and conversion of the outbuilding into habitable living space. The link extension would infill and connect the two existing buildings on site together. The conversion of the main building to a dwelling was approved under planning application DC/04/1871, and the outbuilding on site has been used as storage. It is also noted that planning permission (ref: DC/25/1323) was approved for the demolition of the existing barn, located to the north-west of the site, and erection of new outbuilding (triple garage).

The application proposes to connect the two existing buildings together, forming a 'C' shape. The extension would extend partly across the west, forming an entrance porch, kitchen, breakfast and family area, with the main section of dwelling containing the living/dining room and bedrooms. The existing outbuilding would contain a utility room, lobby and retain some area for storage as existing. The extension would be timber clad, have conservation rooflights, slate roof tiles, aluminium glazed doors, with an oak framed porch.

While the proposed extension would appear prominent when positioned next to the existing outbuilding, it would sit below the ridge line of the highest point of the existing dwelling, at approximately 4.6m tall, and is not considered to be disproportionate to the size of the existing dwelling. The materials would be complementary to the existing materials on site, and due to the positioning of the building, it would not be visible in views from the front elevation. It would, however, be visible from the rear, with 1.7m of the slate roof visible, but this is considered minimal and would not detract from the character and appearance of the heritage asset, appearing subservient and preserving its significance.

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 cause no adverse impact on surrounding heritage assets, 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 linking extension and conversion of outbuilding, and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. It is not considered that the development would lead to unacceptable harm by way of noise or disturbance. The amenity impacts are therefore considered acceptable. It is noted that no neighbouring representations of concern were received during the application process.

Impact on Heritage

Policy 34 of the HDPF states that development should be reinforce the special character of the historic environment through appropriate siting, scale, form, and design; and should make a positive contribution to the character and distinctiveness of the area. Proposals should preserve and ensure clear legibility of locally distinctive vernacular building forms and their settings, features, fabric, and materials.

Sweetmans Barn is a non-designated heritage asset (NDHA), comprising a former tithe barn, constructed from a timber frame with full height central door openings. The site is considered to make a positive contribution to the setting of the listed buildings. The proposal would not result in any loss of historic fabric. The proposal would utilise a historic footprint that was previously built upon, without any loss of historic fabric, and the scale and bulk would remain subservient to the non-designated heritage asset and preserve its significance. HDC Conservation were content that the proposed extension would not harm the NDHA or the setting of the listed buildings. The proposed works are therefore considered acceptable from a heritage perspective.

Ecology

Policy 31 of the HDPF states that development will be supported where it demonstrates that it maintains or enhances the existing network of green infrastructure. Development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate.

The Ecological Impact Assessment concluded that the works area offered 'low' suitability for roosting bats due to the features displayed within Building 1. However, a single bat emergence survey was required to establish exactly if and how bats are using B1. A bat survey was provided and this concluded that the proposal was considered to represent a 'negligible' impact upon ecology and the two bat emergence survey revealed no bats emerging or closely associated with outbuilding B1 and therefore it was highly unlikely bats are using the structure B1. Ecology are satisfied with the information provided and raised no objection.

The site is located within 500m of nearby ponds. The site is within a red impact risk zone for Great Crested Newts. The ecological impact assessment stated there was low risk that a GCN could be harmed or killed during works, and precautionary measures are proposed. Nature Space confirmed they were satisfied with the approach provided and recommended the use of a compliance condition to secure the measures outlined in the ecological report.

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 (Slab Level) Condition:** Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Ecological Impact Assessment (Harper-Bird, July 2026), shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

- 4 **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (Harper-Bird, July 2026) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

- 5 **Regulatory Condition:** The new roof junctions at ridge, hips, valleys, 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).

- 6 **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).

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

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/26/0856

(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
Supporting Statement	Ecological Impact Assessment dated 25.02.2026	AR188-Sweetmans Barn Kitchen ExIA.V1	26.05.2026
Location & Block plan	Location and Block Plans	25575 / P200	26.05.2026
Elevation & Floor plan	Existing Plans and Elevations	25575 / P201	26.05.2026
Elevation plan	Existing Elevations	25575 / P202	26.05.2026
Elevation & Floor plan	Proposed Plans and Elevation	25575 / P203	26.05.2026
Elevation plan	Proposed Elevations	25575 / P204	26.05.2026
Supporting Statement	Ecological Impact Assessment by Harper-Bird Ecological Consultancy dated 08.07.2026	HB584-1.Sweetmans Barn.EclA.v1 Version 1.0	09.07.2026

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 23.07.2026

Authorising Officer sign/initial Tamara Dale Date: 27.07.2026