DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0499
Palmers Lodge, Broadford Bridge Road, West Chiltington, West Sussex, RH20 2LA

DESCRIPTION:
Demolition of existing side extension and replacement with a new single storey barn with minor internal changes (Householder Application).

RELEVANT PLANNING HISTORY:

DC/24/0500	Demolition of existing side extension and replacement with a new single storey barn with minor internal changes (Listed Building Consent).	Under Consideration

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
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:
The West Chiltington Neighbourhood Plan is in progress. West Chiltington Parish submitted their Submission draft plan to Horsham District Council on 19 November 2018. In accordance with legislation, the Council is in the process of considering whether the plan meets the Basic Conditions and can progress to Regulation 16 consultation and formal examination.

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
HDC Conservation Officer: No Objection - Palmers Lodge is an attractive stone-built cottage and reinforces the character of the ancient village. It is in a raised position above the road and particularly prominent in the street scene. The original proposal included a large area of flat roof that would have been a conspicuous and unattractive feature in relation to the historic building. The revised design reduces the area of flat roof and places this behind the principal elevation. The new barn gable will be visible from the lane, but this will not be an unexpected addition in this context. The internal alterations will not harm significant historic fabric or alter the spatial arrangement detrimentally. I am satisfied the revised proposal is acceptable and will not harm the listed building or 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 Objection - provided that the Listed Building Officer is happy with it. If the application is approved, it requests that strong conditions be included regarding site traffic and parking for site and workers' vehicles. Palmers Lodge sits at the heart of the village on the crossroads that already suffers badly from gridlocked traffic around the local school's drop off and pick-up times.

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, and available images. These details were considered sufficient to allow the application to be properly considered and determined.

Policy Background

Policy 32 of the HDPF relates to improving the quality of new development. It states that permission will be granted for developments which ensures the scale, massing, and appearance of the development is of a high standard of design which relates well to the host building and adjoining neighbouring properties. Policy 33 of the HDPF also seeks to ensure that development proposals make efficient use of land, cause no harm to amenity, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.

Paragraph 205 of the NPPF 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 206 continues to state that any harm to, or loss of, the significance of a designated heritage asset (from its alterations or destruction, or from development within its setting), should require clear and convincing justification.

Policy 34 of the Horsham District Planning Framework states that Development should reinforce the special character of the district's historic environment through appropriate siting, scale, form, and design, and should make a positive contribution to the character and distinctiveness of the area. In addition, development should preserve and ensure clear legibility of locally distinctive vernacular building forms and their setting, features, fabric and materials, and should seek to secure the viable

and sustainable use of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset.

Character and Appearance

The proposal seeks to demolish the existing side extension and replace with a new single storey barn with associated internal alterations. The existing side extension is not considered to be of any particular historic interest and there is no objection to its removal. The proposed side extension has been amended as part of the application process, with the resulting scheme having a barn-like design which although visible form the lane would not be an unexpected addition in this location. It is considered that the extension would represent a sympathetic appropriately designed extension which would successfully integrate with the principle listed building.

The proposed side extension would be a modest enlargement to the rear of the building and would not appear unduly dominant or intrusive in the context of the existing building and wider surrounding area, the character and appearance of which would be preserved.

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.

It is 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.

It is noted that concerns have been raised in respect of the impact of construction activities on the crossroads. The site does though benefit from an existing vehicular access and hardstanding and the scale of the development is such that any parking / storage need should in the first instance be accommodated on the site. It is considered that the scale of the development would not be of a magnitude or duration that unacceptable impacts would be expected, and no detailed conditions in this regard are therefore necessary.

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 Condition**: No development other than demolition shall commence above ground floor slab level 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) new windows, external doors, rooflights. These drawings must show:
- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, , etc
- method of opening
- method of glazing

ii) Roof details including sections through:
- roof ridge
- eaves
- verges
- flat roof perimeters

b) Samples or specifications of external materials and surface finishes.

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**: 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).

5 **Regulatory Condition**: No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

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).

NOTE TO APPLICANT
If hidden features are revealed during the course of works, they should be retained in situ. Works shall be suspended in the relevant area of the building and the Local Planning Authority notified immediately. Failure to do so may result in the execution of unauthorised works that would constitute a criminal offence.

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/24/0499

(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
Elevation plan	Proposed	112/210/06 REV A	21.05.2024
Floor plan	Proposed roof	112/210/05 REV A	21.05.2024
Floor plan	Proposed	112/210/04 REV A	21.05.2024
Site plan	Proposed	112/210/08 REV A	21.05.2024
Photos		NONE	02.04.2024
Photos		NONE	02.04.2024
Location plan		NONE	02.04.2024
Design & Access Statement		NONE	02.04.2024
Supporting Statement	Heritage	NONE	02.04.2024
Elevation plan	Existing	112/210/03	02.04.2024
Floor plan	Existing roof	112/210/02	02.04.2024
Floor plan	Existing sections	112/210/01	02.04.2024
Site plan	Existing	112/210/07	02.04.2024
Supporting Statement	Preliminary Roost Assessment	NONE	02.04.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 24.06.2024

Authorising Officer sign/initial Guy Everest Date: 25.06.2024