Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1072
Brook House, Nuthurst Road, Maplehurst, West Sussex, RH13 6RB

DESCRIPTION:

Removal of existing side extension. Conversion of existing barn and associated sheds into domestic ancillary use following structural and repair works. Relocation of existing carport and construction of pergola (Householder Application).

RELEVANT PLANNING HISTORY:

DC/23/0249	Conversion of barn and attached cart shed to ancillary domestic accommodation following structural and repair works. Relocation of existing carport (Full Application).	Application Permitted on 01.11.2023
DC/23/0250	Conversion of barn and attached cart shed to ancillary domestic accommodation following structural and repair works. Relocation of existing carport (Listed Building Consent).	Application Permitted on 13.11.2023
DC/25/0726	General repair works to house. External and internal alterations including paint removal, the replacement of windows. Removal and replacement of modern internal doors (Householder Application).	Application Permitted on 26.06.2025
DC/25/0727	General repair works to house. External and internal alterations including paint removal, the replacement of windows. Removal and replacement of modern internal doors (Listed Building Consent).	Application Permitted on 26.06.2025
DC/25/1073	Removal of existing side extension. Conversion of existing barn and associated sheds into domestic ancillary use following structural and repair works. Relocation of existing carport and construction of pergola (Listed Building Consent).	Pending consideration

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 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:
Nuthurst Parish Neighbourhood Plan 2015 – 2031
Policy 10 – Housing Design

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 45: Replacement Dwellings and House Extensions in the Countryside

Parish Design Statement Supplementary Planning Document 2016 to the Nuthurst Parish Neighbourhood Plan

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:

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.

Ecology: *No ecological objection subject to attached conditions*

Newt Officer: *Recommend that the following informative should be attached to planning consent if minded to approve.*

Conservation Officer: *No Objection*
The current proposal for alteration will ensure the building is preserved. The demolition of the modern car port is acceptable and its replacement in a new position will not harm the setting of the listed building. The metal pergola is also acceptable.

Arboricultural Officer: *No significant arboricultural concerns*

Southern Water: *Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal.*

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 obtained during site visit. These details were considered sufficient to allow the application to be properly considered and determined.

Principle of Development

Policy 26 of the HDPF seeks to protect the countryside against inappropriate development. This provides that, outside of a defined built-up area, any proposal must be essential to its countryside location, and in addition meet one of the following criteria: support the needs of agriculture or forestry; enable the extraction of minerals or the disposal of waste; provide for quiet informal recreational use; or enable the sustainable development of rural areas.

Furthermore, Policy 28 states that outside the defined built-up areas, house extensions, replacement dwellings and ancillary accommodation will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. Ancillary accommodation and garaging will be required to meet with all other appropriate policies, particularly design principles, and demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site. The size of any new outbuilding should have regard to the dwelling they serve and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported.

The proposal seeks to convert an existing historic barn and associated sheds into a private entertaining space serving the main house.

This application is a revision to previously approved planning permission and listed building consent references DC/23/0249 and DC/23/0250. The approved scheme related to the conversion of the existing barn and associated sheds to ancillary domestic accommodation following structural and repair works, together with the relocation of the existing carport. The current scheme no longer proposes habitable accommodation but instead seeks to the convert the barn and associated sheds into a private entertaining space associated with the main dwelling.

The overall existing scale and appearance of the barn would be retained, save for several external alterations to the building, including the creation of new window and door apertures. The barn and sheds are currently used as domestic storage and office workspace. It is evident, however, that the buildings are underused and an alternative use to secure its long-term preservation would be welcomed. Therefore, the proposal is considered to be acceptable in principle, subject to all other material considerations.

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.

Policy 10 of the Nuthurst Parish Neighbourhood Plan aims to maintain that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings

The proposal would involve the removal of an existing side extension, the conversion of existing barn and associated sheds into domestic ancillary use following structural and repair works. Also, the relocation of existing carport and construction of pergola.

The proposed external alterations to the barn would ensure that the agricultural character is retained. The design and choice of external materials for the new openings would reinforce the distinctive character of the building. A condition has been recommended by the Council's Conservation Officer to facilitate a successful project with regard to preserving the special interest of this curtilage listed building. Following consultation with the Council's Conservation Officer, it is viewed that the current proposal for alteration will ensure the building is preserved.

The demolition of the modern car port is considered acceptable and its replacement in a new position will not harm the setting of the listed building. The metal pergola is also considered acceptable and would be in keeping with the characteristic of site surroundings.

For the above reasons, the proposal 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.

It is considered that the siting and layout of the proposal and the resulting relationship with adjacent properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Tree Impact

Policy 26 seeks to maintain that development in the countryside protect, conserve and enhance the key features and characteristics of the landscape character area in which it is located including the pattern of woodlands, fields, hedgerows, trees, waterbodies and other features.

Policy 33(6) seeks to ensure presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development; and,

The application is accompanied by an arboricultural report that appears to be a fair assessment of the species, size and position of trees and the constraints they pose on site re-development. The report highlights the areas of construction conflict within minimum recommended root protection areas of retained trees and proposes potential methods of minimising impact on them by undertaking specialist engineering and limited extent of supervised hand excavations.

In this instance, the principal trees that contribute to the landscape character of the area are the mature oak trees. Subject to the implementation of an appropriate arboricultural method statement and associated tree protection measures, these trees will not foreseeably be significantly harmed by the proposed site alterations.

Following consultation with the Council's Arboricultural Officer, there are no significant concerns raised in respect of the proposed developments impact on trees that make a positive contribution to landscape character.

The compliance with the submitted Arboricultural Method Statement (AMS) would be secured by planning condition.

Ecology

Policy 31 of the HDPF states that Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate. The Council will support new development which retains and /or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks.

Following consultation with the Council's Ecologist, it is considered that there is sufficient ecological information available to support determination of this application. The mitigation measures identified in the Bat Survey Report (Lizard, October 2024) would be secured by a planning condition requiring the measures to be implemented in full. Also, the reasonable biodiversity enhancement measures would need to be outlined within a separate Biodiversity Enhancement Layout which would be secured by a planning condition. Any external light would need to adhere to wildlife sensitive lighting design scheme based on Guidance Note: 08/23 (Institute of Lighting Professionals).

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 Condition**: Before any work begins on site, the person(s) responsible for supervising the works and the main contractor must meet the conservation officer of the Local

Planning Authority, on site or as otherwise agreed, to confirm that all the submitted information attached to the listed building consent are understood and can be fully complied with.

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 **Pre-Commencement Condition**: Prior to commencement of any works which will impact the breeding / resting place of bats, shall not in in any circumstances commence unless the local planning authority has been provided with either:

a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
b) evidence of site registration supplied by an individual registered to use a Bat Mitigation or Earned Recognition Class Licence; or
c) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To conserve protected species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998.

5 **Pre-Commencement (Slab Level) Condition**: Prior to any works above slab level a Biodiversity Enhancement Layout for biodiversity enhancements listed in in the Bat Survey Report (Lizard, October 2024) report shall be submitted to and approved in writing by the local planning authority.

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

a) detailed designs or product descriptions for biodiversity enhancements; and
b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the Local Planning Authority to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

6 **Pre-Occupation Condition**: Prior to occupation, a "lighting design strategy for biodiversity" in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
b) show how and where external lighting will be installed (through provision of appropriate lighting plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the Local Planning Authority 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).

7 **Regulatory Condition**: All mitigation measures and/or works shall be carried out in accordance with the details contained in the Bat Survey Report (Lizard, October 2024) 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 Local Planning Authority 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).

8 **Regulatory Condition**: All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement [BS 5837 Arboricultural Report & Impact Assessment at Brook House, Nuthurst Road, Maplehurst, RH13 6RB, Crown Ref: 11163, Dated 22nd July 2025].

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

9 **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).

10 **Regulatory Condition**: The converted outbuilding hereby permitted shall be used solely for purposes ancillary to the occupation and enjoyment of Brook House, Nuthurst Road, Maplehurst (as identified on the approved plans), and shall not be used as a separate unit of accommodation, or for any commercial purposes or for any other purpose(s)/use(s).

Reason: The establishment of an additional independent unit of accommodation, additional living accommodation, commercial use or any other use(s) would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

The applicant is remined that there is a low risk that great crested newts (GCN) may be present at the application site. Horsham District Council considers it to be unreasonable to require the applicant to submit a survey because this could be considered disproportionate to the scale and the likely impacts of the development. However, the application site lies in the amber impact zone as per the modelled district licence map, which indicates that there is suitable habitat for GCN within the area surrounding the application site. Therefore, anyone undertaking this development should be aware that GCN and their resting places are protected at all times by The Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Planning permission for development does not provide a defence against prosecution under this legislation or substitute the need to obtain a protected species licence if an offence is likely. If a GCN is discovered during site preparation, enabling or construction phases, then all works must stop until the advice of a professional/suitably qualified ecologist and Natural England is obtained, including the need for a licence.

The following recommendations are provided to further reduce the likelihood of impacts on this species:

- Any trenches left overnight should be covered or provided with ramps to pre-vent GCN from becoming trapped.
- Any building materials such as bricks, stone etc. should be stored on pallets to discourage GCN from using them as shelter.
- Any demolition materials should be stored in skips or similar containers rather than in piles on ground.

If the applicant wishes to completely avoid any risks relating to great crested newts, they have the option to enquire for their Council's District Licence, which provides full legal cover for any impacts to great crested newts and therefore removes the risk of having to stop works if great crested newts are found on site. More details on the District Licensing Scheme operated by the council can be found at www.naturespaceuk.com .

If at any point during construction works any great crested newts are identified, then the following instructions must be strictly adhered to:

- Stop all works immediately and leave the area
- Inform an ecologist immediately who will provide further guidance / instructions
- Do not try to handle or rescue a great crested newt
- Do not resume construction works until advised it is safe to do so by an ecologist

It should be noted that if an individual great crested newt is found at any point during the works, a European Protected Species Licence (EPSL) or District Licence (DL) may be required to permit works that would potentially cause disturbance and otherwise commit an offence under the relevant legislation.

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/25/1072
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan	Existing & Proposed Location Plan & Block Plan	2206BR_R0_000 01	23.07.2025
Floor plan	Existing & Proposed Ground Floor Plan	2206BR_R0_100 01	23.07.2025
Elevation plan	Existing & Proposed West	2206BR_R0_101 01	23.07.2025
Elevation plan	Proposed West Internal Courtyard	2206BR_R0_102 01	23.07.2025
Elevation plan	Existing & Proposed South	2206BR_R0_103 01	23.07.2025
Elevation plan	Existing & Proposed East	2206BR_R0_104 01	23.07.2025
Elevation plan	Existing & Proposed North	2206BR_R0_105 01	23.07.2025
Plans	Proposed Insulation Build-Up Details	2206BR_R0_106 000	23.07.2025
Materials	Proposed Material Schedule	2206BR_R0_200 01	23.07.2025
Tree plan	Tree Constraints Plan (Existing Layout)	CCL 11163 TCP 1	23.07.2025

Tree plan	Impact Assessment Plan (Existing Layout with Proposals Overlaid)	CCL 11163 IAP 3	23.07.2025
Tree plan	Tree Protection Plan (Existing Layout with Proposals Overlaid)	CCL 11163 TPP 5	23.07.2025
Supporting Docs	BS 5837 Arboricultural Report & Impact Assessment		23.07.2025
Tree plan	Tree Schedule		23.07.2025
Supporting Statement	Planning	NONE	30.06.2025
Supporting Statement	Bat survey report	NONE	30.06.2025
Design & Access Statement	Heritage	NONE	30.10.2025
Elevation plan	Proposed	2206BR_R0_102 REV 000	30.06.2025
Elevation plan	Existing and proposed West	2206BR_R0_101 REV 000	30.06.2025
Floor plan	Existing and proposed ground	2206BR_R0_100 REV 000	30.06.2025
Location & Block plan		2206BR_R0 REV 000	30.06.2025
Elevation & Floor plan	Proposed garage	2206BR_R0 REV 000	30.06.2025
Layout plan	Outbuilding	2206BR_R0 REV 000	30.06.2025
Details plan		2206BR_R0 REV 000	30.06.2025
Elevation plan	Existing and proposed North	2206BR_R0_105 REV 000	30.06.2025
Elevation plan	Existing and proposed East	2206BR_R0 REV 000	30.06.2025
Elevation plan	Outbuilding	2206BR_R0 REV 000	30.06.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 31.10.2025

Authorising Officer sign/initial Tamara Dale Date: 17.11.2025